

# DETACHED SINGLE FAMILY DWELLING

## MODEL 6260 - GARAGE LEFT

FARMS

116 BARN DOOR DR

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### GENERAL NOTES

#### 01. GENERAL CONDITIONS

- STAIRS: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE ADOPTED BUILDING CODE. STAIR INFORMATION - MAXIMUM STAIR RISER 8'-1/4"; MINIMUM STAIR TREAD 9" WITH A 3/4" - 1-1/4" NOSING ON STAIRS WITH SOLID RISER. MINIMUM STAIR HEADROOM 6'-8" CLEAR MEASURED VERTICALLY FROM THE STAIR NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. MINIMUM CLEAR STAIR OPENING WIDTH SHALL NOT BE LESS THAN 36 INCHES. STAIRS WITH OPEN RISERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SPHERE OF 4 INCHES OR MORE IN DIAMETER THROUGH THE RISER OPENINGS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES. THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.
- HANDRAILS AND GUARDRAILS: HANDRAILS MUST HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ONE AT LEAST ON SIDE OF STAIRWAYS OF FOUR OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. ALL STAIRWAY HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AND OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES MAX. OR APPROVED RAILS OF EQUIVALENT GRASPABILITY. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT AND SHALL BE INSTALLED AT ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
- WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS AND FALL PREVENTION REQUIREMENTS. IF LARGER WINDOWS ARE REQUIRED THAN THOSE SHOWN ON THE PLANS, THE SUPPLIER SHALL NOTIFY THE BUILDER AND THE BUILDER SHALL SUBSTITUTE THE LARGER WINDOWS FOR THOSE SHOWN ON THE PLANS. THE BUILDER SHALL CONFIRM WINDOW SIZES BY COMPLETING THE ROUGH FRAME OPENINGS BEFORE THE WINDOWS ARE ORDERED. GLAZING AT ALL WINDOWS, DOORS, TUBS, FIXED GLASS PANELS, SIDELIGHTS, ETC. MUST MEET THE REQUIREMENTS OF THE GOVERNING CODE WITH SPECIAL ATTENTION PAID TO GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308.
- ALL VENTED CRAWL OR ATTIC SPACES SHALL BE PROVIDED WITH VENTS TO ALLOW A FLOW OF AIR THROUGH THE SPACE. FREE VENT AREA IS TO BE AS FOLLOWS: CRAWL VENTS SHOULD EQUAL 1/150 OF GROUND AREA. ROOF VENTS 1/300 OF CEILING AREA WITH VENTS DISTRIBUTED PER THE GOVERNING BUILDING CODE. PROVIDE ACCESS OPENINGS TO CRAWL (18" X 24" MIN.) AND ATTIC (22" X 30" MIN. WITH 30" HEADROOM) OR SIZED FOR REMOVAL OF MECHANICAL EQUIPMENT IF LOCATED IN ATTIC PER IRC M1305.1.3.
- WHERE DRAWINGS OR INFORMATION IS IN CONFLICT WITH OTHER DRAWINGS OR DETAILS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER THAT A CLARIFICATION NOTICE CAN BE ISSUED.
- ALL COMPONENTS AND CLADDING SHALL BE ATTACHED FOR WIND SPEED REQUIREMENTS NOTED ON THIS COVER SHEET OR PER THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS.

#### 02. SITE WORK

- PRESUMED SOIL BEARING CAPACITY IS NOTED ON THIS COVER SHEET. THE BUILDER IS RESPONSIBLE FOR VERIFYING THIS BEARING CAPACITY. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
- THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE FROST LINE AS DEFINED BY THIS COVER SHEET, THE DRAWINGS OR THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS AND/OR 12" MINIMUM.
- FOR BASEMENT CONDITIONS, THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE TOP OF A BASEMENT FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED DISTANCES FOR THE WALL THICKNESS AS SHOWN IN IRC TABLES R-404.1.1 (1-4) OR R-404.1.2 (1-9) BASED ON WALL TYPE AND SOIL CLASS.
- DO NOT BACKFILL UNTIL WALLS HAVE CURED AND THE ENTIRE BUILDING STRUCTURE ABOVE IS IN PLACE. BACKFILL SHALL BE CLEAN GRANULAR FILL, FREE OF ORGANIC MATERIAL, PLACED EQUALLY ON ALL SIDES, COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698.
- FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 6 INCHES PER FOR A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING PER IRC SECTION R401.3.
- TERMITE TREATMENT - TREAT INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMIDICE. SPRAY BORA-CARE OR EQ. TERMIDICE & MOLD TREATMENT ON STUDS 3 FEET ABOVE SLABS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.

#### 03. CAST-IN-PLACE CONCRETE

- CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- EXTERIOR SLABS TO BE 3,000 PSI. MIN. 5% & MAX. 7% AIR ENTRAINED CONCRETE.
- CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 332.
- CONCRETE SLABS SHALL HAVE POLYPROPYLENE FIBER ADDITIVE (1.5 LB/CY) OR WWF REINFORCEMENT 6 X 6, W1.4 X W1.4 PER ASTM A 185 LOCATED MIDWAY THROUGH THE SLAB THICKNESS. ALL SLABS ARE TO BEAR ON COMPACTED FILL TESTED FOR 95% MAXIMUM DRY DENSITY PER ASTM D698.
- REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A615, GRADE 60 MIN., DEFORMED.
- PROVIDE A 6 MIL. POLYETHYLENE MOISTURE VAPOR BARRIER MEMBRANE UNDER INTERIOR AND GARAGE CONCRETE SLABS AND FOOTINGS WHERE INDICATED ON THE DRAWINGS. LAP SHEETS 6" MIN. AT JOINTS.
- COVERED PORCHES SLABS SHALL SLOPE AT A MINIMUM SLOPE OF 1/8" PER FOOT TO DRAIN WATER AWAY FROM EXTERIOR WALLS. UNCOVERED PATIO SLABS SHALL SLOPE AT 1/4" PER FOOT.

#### 04. MASONRY

- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, GRADE N, NORMAL WEIGHT UNITS.
- MORTAR TO BE TYPE 'M' WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING EVERY OTHER COURSE. MORTAR TO MEET ASTM C270 STANDARDS.
- GROUT SHALL MEET THE REQUIREMENTS OF ASTM C476 WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI. GROUT ALL CELLS RECEIVING ANCHORS AND THE TOP COURSE OF ALL BEARING WALLS.
- FACE BRICK SHALL BE STANDARD SIZE AND COMPLY WITH ASTM C216. RUNNING BOND WITH TOOLED JOINT APPLICATION. SECURE BRICK VENER TO WALL STUDS WITH 22 GA. GALV. METAL TIES ATTACHED TO STUDS WITH 8d NAILS SPACING AS SHOWN ON PLANS.
- APPLY A BITUMINOUS WATERPROOF MEMBRANE TO THE EXTERIOR OF ALL BASEMENT WALLS TO BE BELOW GRADE AFTER BACKFILLING.
- MANUFACTURED STONE WHERE SHOWN ON PLANS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS AND THE MASONRY VENEER MANUFACTURERS ASSOCIATION (MVMA) "INSTALLATION GUIDE AND DETAILING OPTIONS FOR COMPLIANCE WITH ASTM C1780."

#### 05. STRUCTURAL STEEL

- STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM A36. STEEL COLUMNS SHALL CONFORM TO ASTM A53.
- ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "STEEL CONSTRUCTION MANUAL." ALL PIPE COLUMNS SHALL BE STANDARD WEIGHT STEEL COLUMNS IN ACCORDANCE WITH ASTM A500 AND FINISHED WITH CORROSION RESISTANT COATING PER ASTM B117. STEEL COLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLUMN FOOTING BELOW SLAB.
- ALL BRICK STEEL LINTELS SHALL BE SIZED PER STRUCTURAL DRAWINGS ON SHEET SD1.

#### 06. WOOD

- FRAMING LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION WHICH PROVIDES THE FOLLOWING MINIMUM DESIGN VALUES:

MEMBER	GRADE	VALUES
FRAMING LUMBER	HEM/SYP/SPF #2 OR BETTER	Fb = 875 PSI
PRESSURE TREATED LUMBER	SYP #2 OR BETTER	Fb = 975 PSI
PLATES	HEM/SYP/SPF #3	Fc = 425 PSI
BLOCKING	STANDARD	Fb = 275 PSI
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL (AWC), "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) AND SHALL COMPLY WITH IRC R301.1 TO SUPPORT AND TRANSFER ALL LOADS SAFELY TO THE FOUNDATION.
- THE DESIGN LOADS FOR PREFABRICATED WOOD TRUSSES ARE PER THESE SPECS., THE GOVERNING BUILDING CODE AND CURRENT EDITIONS OF TPI-1 AND NDS. THE TRUSS MANUF. SHALL PROVIDE SHOP DRAWINGS, SEALED BY A STATE-LICENSED DESIGN PROFESSIONAL, FOR APPROVAL PRIOR TO FABRICATION. INSTALL TRUSSES AND ENGINEERED LUMBER IN STRICT ACCORDANCE WITH THE SHOP DRAWINGS AND WTCA-B1 AND WTCA-B2. ALL POINT LOADS, PARTIAL UNIFORM LOADS OR COMBINATIONS THEREOF SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE ROOF AND/OR FLOOR SYSTEM.
- PREFABRICATED WOOD-I-JOISTS SHALL BE RATED PER ASTM D5055 AND INSTALLED PER SHOP DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTURER.
- HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G185 RATING "Z-MAX" COATING BY SIMPSON OR "TRIPLE ZINC" BY USP.
- BEAMS AND HEADERS ARE TO BEAR ON JACK STUDS AS NOTED ON THE PLANS, SHOP DRAWINGS, OR PER CODE. PROVIDE SOLID BLOCKING BELOW ALL JACK STUDS FORMING A CONTINUOUS BEARING LINE TO THE FOUNDATION.
- ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED TREATED LUMBER PER AWP4 M4-11.
- PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED FOR INTENDED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.
- INSTALL FIREBLOCKING PER R302.1.1 TO CUT OFF DRAFT OPENINGS AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOF.
- STUDS FOR EXTERIOR WALLS SHALL BE SIZED PER THE INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3.1.
- ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE IRC R602.6..

#### 07. THERMAL AND MOISTURE PROTECTION

- INSTALL INSULATION MATERIALS TO MEET THE 'R' VALUES AS SHOWN ON THE DRAWINGS. FIT INSULATION TIGHT INTO SPACES AND LEAVE NO GAPS OR VOIDS. PROVIDE RIGID INSULATION WHERE SHOWN ON PLANS. AT INTERIOR WALLS SEAL ALL JOINTS, SEAMS AND PENETRATIONS TO PREVENT AIR LEAKAGE PER N1102.4.
- INSTALL FIBERGLASS/ASPHALT ROOF SHINGLES IN ACCORDANCE WITH MANUF. INSTRUCTIONS AND ASPHALT ROOFING MANUFACTURERS ASSOC. "ASPHALT ROOFING RESIDENTIAL MANUAL." SHINGLES ARE TO BE CERTIFIED MIN. CLASS C FIRE RESISTANCE PER ASTM E108 OR UL 790 AND WIND RESISTANCE CLASS PER ASTM D 3161 OR D7158 FOR WIND SPEED. INSTALL UNDERLAYMENT PER ROOF SLOPE AND IRC R905.2.2 AND CONFORMING TO ASTM D226 TYPE I.
- INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS AND ELSEWHERE WHERE REQUIRED.
- INSTALL A WATER-RESISTIVE BARRIER ON ALL WALLS. HOUSEWRAPS SHOULD MEET ASTM D5034 FOR DURABILITY, D779 FOR WATER RESISTANCE AND E96 FOR PERMEABILITY AND BE INSTALLED PER MANUF. INSTALLATION INSTRUCTIONS. PRE-WEATHERIZED SHEATHING SHALL BE TAPED AND SECURED PER MANUF. INSTALLATION INSTRUCTIONS.
- INSTALL SIDING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WIND PRESSURE RESISTANCE TO BE DETERMINED BY ASTM E530.

#### 08. DOORS, WINDOWS AND GLASS

- INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
- ALL ALUMINUM AND/OR VINYL (PVC) AND/OR WOOD WINDOWS AND DOORS SHALL CONFORM TO CLASS R WITH DP PERFORMANCE GRADE AS NOTED ON THE COVER SHEET, TESTED PER AAMA/WDMA/CSA 101/LS.2/A440 FOR THE APPLICABLE WINDOW AND DOOR TYPES SHOWN ON THE DRAWINGS. INSTALLED TEMPERED GLASS AND WINDOWS WHERE NOTED ON PLANS OR AS REQUIRED BY CODE. ENERGY PERFORMANCE RATINGS FOR U VALUES AND SHGC SHALL BE AS NOTED ON THE COVER SHEET AND TESTED PER NFRC 100 AND NFRC 200 RESPECTIVELY.
- INSTALLATION AND FLASHING OF WINDOWS AND DOORS TO BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS AND ASTM E2112.
- INSECT SCREENS TO BE IN ACCORDANCE WITH ANSI/SMA 1004, ANSI/SMA 2006, OR ANSI/SMA 3001.
- PROVIDE AND INSTALL HARDWARE PER OWNER'S SCHEDULE.
- GARAGE DOORS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM/DASMA 108 FOR THE APPLICABLE WIND PRESSURES AS NOTED ON THE COVER SHEET.

#### 09. FINISHES

- GYPSUM WALL BOARD, GYPSUM SHEATHING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH IRC R702.3 AND WITH GA-253 "APPLICATION OF GYPSUM SHEATHING" PUBLISHED BY THE GYPSUM ASSOCIATION.
- INSTALL FLOOR COVERINGS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE PER MANUF. INSTALLATION INSTRUCTIONS.

#### 10. SPECIALTIES

- PROVIDE KITCHEN AND BATH CABINETS FIXTURES AND APPLIANCES, FIREPLACE, HARDWARE AND MISC. ITEMS PER OWNERS SCHEDULE. INSTALLATIONS TO BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. PRE-FAB FIREPLACES TO BE UL LISTED AND COMPLY WITH UL 127.

#### 11-14. N/A

#### 15. MECHANICAL

- INSTALL VENTILATORS AND HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE. SIZE ALL EQUIPMENT PER ACCA MANUAL S AND J AND INSTALL FOR FUTURE ACCESS SERVICE AND REMOVAL. PROVIDE COMBUSTION AIR WHEN REQUIRED PER M1701. ALL DUCTWORK AND PIPING LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED AND SEALED PER CODE. INSTALL DRYER DUCT TO OUTSIDE WITH SMOOTH METAL DUCTING WITHOUT SCREWS AND WITH MINIMUM BENDS, MAXIMUM DUCT LENGTH PER IRC M1502.
- VENTING: ALL DRYERS AND BATH EXHAUSTS MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE WITH A BACKDRAFT DAMPER IN ACCORDANCE WITH THE CURRENT CODE.
- PROVIDE A PROGRAMABLE THERMOSTAT, MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT, ENERGY COMPLIANCE CERTIFICATE AND ALL OTHER REQUIREMENTS OF THE CURRENT ENERGY CODE.
- ELECTRICAL**
  - TERMINAL HOOK UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS. LOCATION OF OUTLETS AND EQUIPMENT ON PLANS IS APPROXIMATE. EXACT ROUTING OF WIRING AND OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.
  - ALL ELECTRICAL BREAKERS AND CONTROLS SHALL BE PROPERLY LABELED. INSTALL GFCI PROTECTED AND AFCI OUTLETS WHERE SHOWN ON PLANS OR AS REQUIRED BY CODE. MATERIAL AND EQUIPMENT SHALL BEAR A UL LABEL. LIGHT FIXTURES MUST MEET CLEARANCES STATED IN THE NEC. INSTALL LIGHT SWITCHES AT 3' 6" A.F.F. AND OUTLETS 12" A.F.F. TO CENTERLINE U.N.O.
  - INSTALL ELECTRIC SMOKE DETECTORS, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE INTER-CONNECTED AND INCORPORATE A BATTERY BACK-UP. INSTALL PER NFPA 72 AND UL 217 REQUIREMENTS. CO ALARMS TO COMPLY WITH NFPA 720 AND UL 2034. COMBINATION SMOKE/CO ALARMS MUST BE LISTED PER UL 2034.
  - PROVIDE HIGH EFFICACY LAMPS IN PERMANENT FIXTURES PER CURRENT ENERGY CODE.

#### 17. PLUMBING

- INSTALL PLUMBING FIXTURES, SUPPLY AND WASTE LINES PER GOVERNING CODE. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE. PROTECT PLUMBING LINES AND REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES.

### BUILDING CODE SUMMARY

Location: Various Locations, NC Market  
Proposed Use: Detached Single Family Dwelling  
Owner: Chesapeake Homes  
Contact Person: Brad Blough Telephone #: (919) 256-3060 E-mail: bblough@cheshomes.com

#### DESIGNER OF RECORD:

Designer	Name	License #	Telephone #	E-mail:
Architect	James W. Wentling	NC-Arch. # 4642	(215) 568-2551	JamesWentling@wentlinghouseplans.com
Structural:	Jonathan A. Troxler	NC-P.E.. # 27845	(919) 878-1617	jtroxler@southernengineers.com

#### BUILDING DATA:

Year Edition of Code: 2018 North Carolina State Residential Code (2015 IRC with North Carolina Amendments)

#### DESIGN LOADS:

Roof Live Load:	20 PSF	Attic With Permanent Stair:	40 PSF
Floor Live Load:	40 PSF	Attic Without Permanent Stair:	20 PSF
Floor Live Load Sleeping Rooms:	30 PSF	Attic Without Storage:	10 PSF

#### CLIMATIC & GEOGRAPHIC

##### DESIGN CRITERIA:

Ground Snow Load:	20 PSF	Exposure: <u>B</u>	Design Pressure:
Design Wind Speed:	115-120 MPH		
Seismic Site Class:	C		
Seismic Design Category:	B	Risk Group: <u>II</u>	Walls: <u>20</u>
Weathering:	Moderate		Roof: <u>35</u>
Frost Line:	12"		Windows + Doors: <u>20</u>
Termite Decay:	Moderate to Heavy		
Winter Design Temp.:	20°		
Climate Zone:	4A		

#### ENERGY EFFICIENCY:

Minimum Insulation:

Ceiling:	R-38 (R-30 w/ Raised Heel Truss)
Walls:	R-15
Floors:	R-19
Slab:	R-0 (Per Southern Energy)
Glazing 'U' Value:	0.35 Max.
SHGC:	0.30 Max.

(Note: Minimum insulation values per Southern Energy Reports)

#### SOIL BEARING CAPACITIES:

Presumptive Bearing Capacity: 2,000 PSF

ABBREVIATIONS			
TEXT	DESCRIPTION	TEXT	DESCRIPTION
A.F.F.	: ABOVE FINISHED FLOOR	MANUF.	: MANUFACTURER
ALLUM.	: ALUMINUM	MAX.	: MAXIMUM
BRG.	: BEARING	MIN.	: MINIMUM
C	: CARPET	O.C.	: ON CENTER
CLG.	: CEILING	OPT.	: OPTIONAL
C.J.	: CEILING JOISTS	OSB	: ORIENTED STRAND BOARD
CONC.	: CONCRETE	P.T.	: PRESSURE TREATED
COND.	: CONDITION	R.	: RISERS
DBL. JST.	: DOUBLE JOIST	REF.	: REFRIGERATOR
DIA.	: DIAMETER	REQ.	: REQUIRED
DWG.	: DRAWING	R & S	: ROD AND SHELF
E. M.	: ELECTRIC METER	R.R.	: ROOF RAFTERS
ENG.	: ENGINEERED	R.T.	: ROOF TRUSSES
E.P.	: ELECTRICAL PANEL	S.C.	: SOLID CORE
EQ.	: EQUAL	S.S.	: SELECT STRUCTURAL
EXT.	: EXTERIOR	SHOW.	: SHOWER
FOUND.	: FOUNDATION	S.L.	: SIDE LITE
FTG.	: FOOTING	SPEC.	: SPECIFICATIONS
H.P.D.	: HINGED PATIO DOOR	T.	: TREADS
H.	: HIGH	TEMP.	: TEMPERED
HB	: HOSE BIBB	T.O.F.	: TOP OF FOUNDATION
INCL.	: INCLUDED	TYP.	: TYPICAL
INT.	: INTERIOR	U.N.O.	: UNLESS NOTED OTHERWISE
J.M.	: JOIST MANUFACTURER	V	: VINYL
J.S.	: JACK STUDS	W/	: WITH

#### JAMES WENTLING/ ARCHITECT

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
email - information@  
wentlinghouseplans.com

#### ARCHITECTURE

#### LAND PLANNING

#### GRAPHICS

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE "ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990." THE PROTECTION INCLUDES BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNAUTHORIZED USE OF THESE PLANS, WORKS, OR FORMS REPRESENTED CAN LEGALLY RESULT IN THE CESSATION OF SUCH CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR RAISED.



#### REVISIONS

MARK	DATE	DESCRIPTION
AM	01-14-21	RESTART SHEET
DN	02-09-21	OPT. PORCH FOOTINGS
AM	09-09-21	M. BATH WINDOW
JW	02-07-23	NEILL'S POINT/FARM
DN	02-15-23	OPT. EXT. FINISHES
DN	02-23-23	1'-0" DINING EXTENSION/STRUCT. DWGS. REV.
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

PROJECT NO.	113-88
DATE	10-16-17
SCALE	NO SCALE
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

#### PROJECT TITLE

### MODEL 6260 - GARAGE LEFT

#### CLIENT

**CHESAPEAKE  
HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

#### DRAWING TITLE

### CONTENTS AND PROJECT INFORMATION

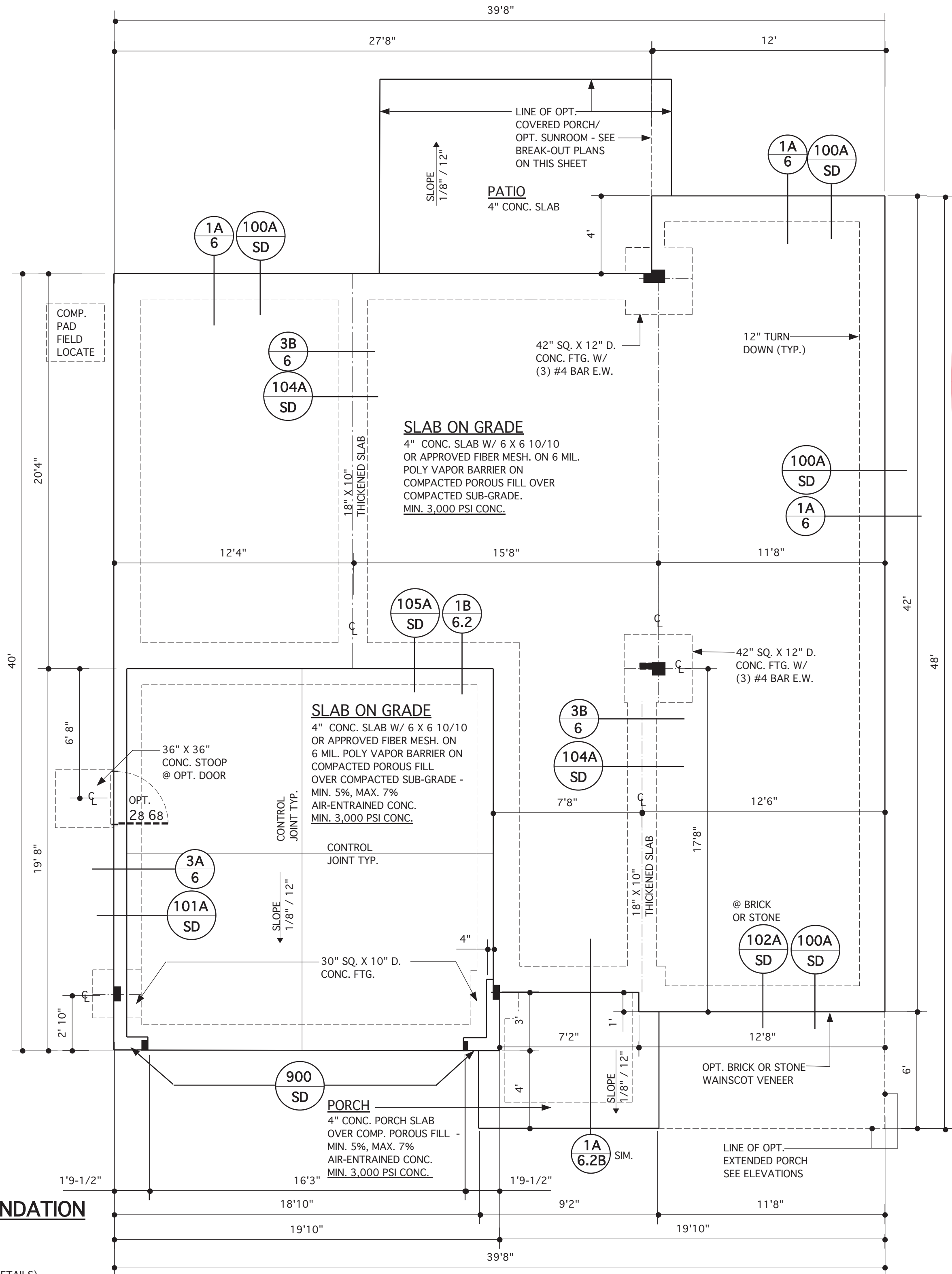
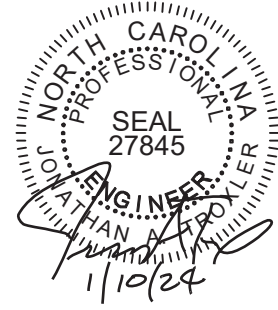
#### SHEET

1

STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-4772, PHONE: 919-878-1617  
PROJECT # 19-1000

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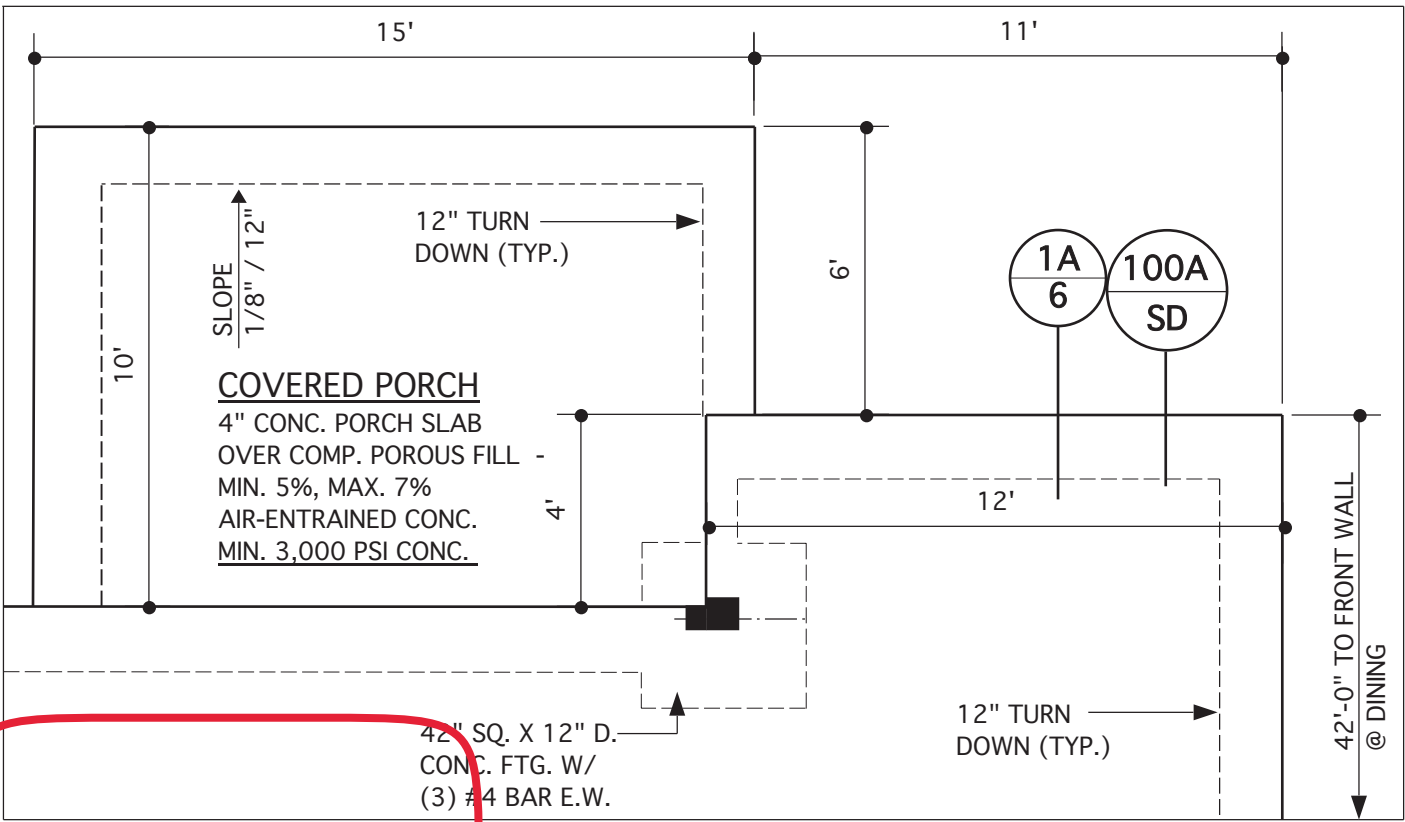
REFER TO "SD" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS AND STRUCTURAL NOTES.



## MONOLITHIC SLAB FOUNDATION

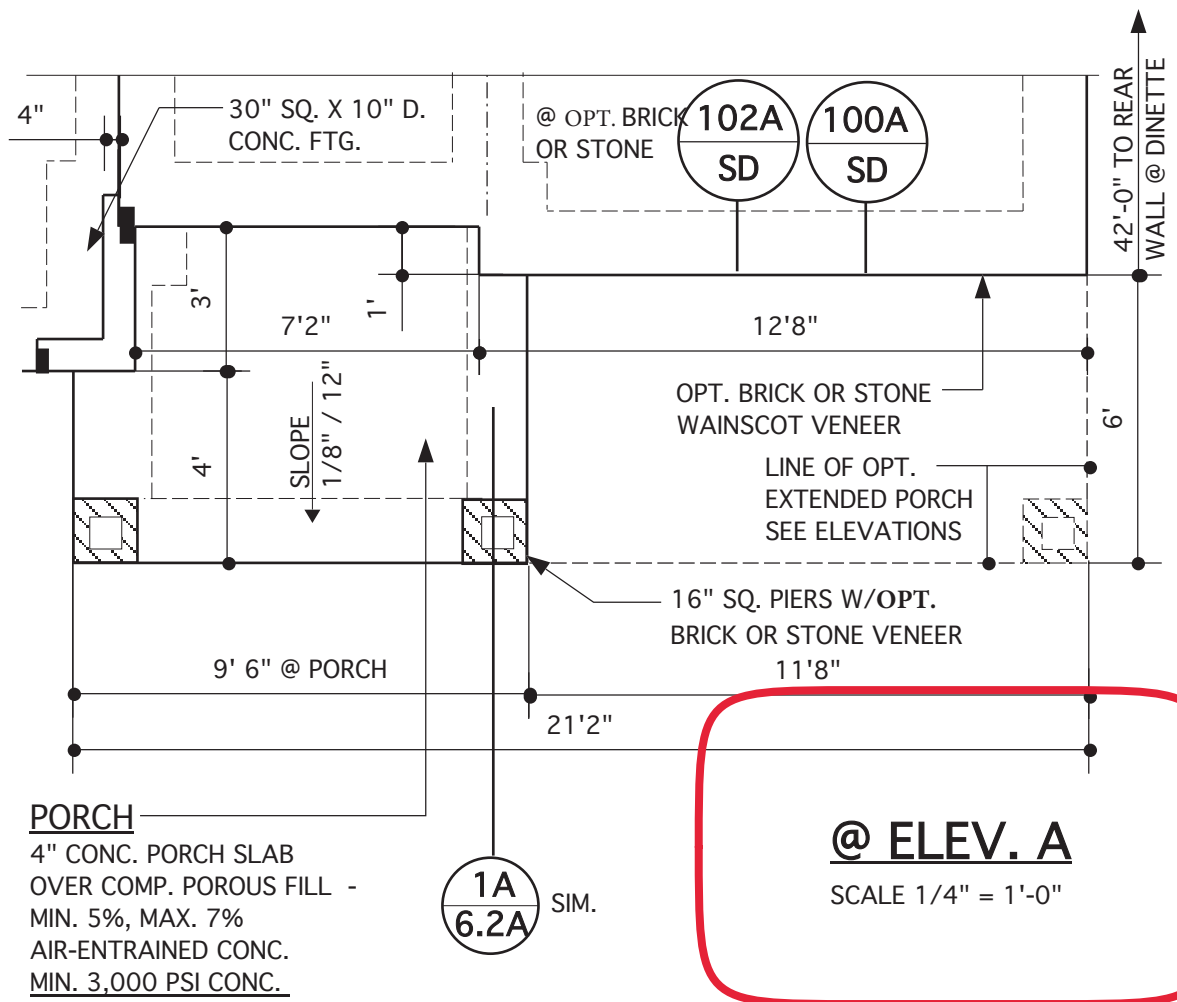
### PLAN @

SCALE 1/4" = 1'-0"  
(SEE SHEET SD-1 FOR ADDITIONAL NOTES & DETAILS)



### COVERED PORCH

SCALE 1/4" = 1'-0"



### PORCH

4" CONC. PORCH SLAB  
OVER COMP. POROUS FILL -  
MIN. 5% MAX. 7%  
AIR-ENTRAINED CONC.  
MIN. 3,000 PSI CONC.

### @ ELEV. A

SCALE 1/4" = 1'-0"

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## JAMES WENTLING/ ARCHITECT

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
email -information@  
wentlinghouseplans.com

ARCHITECTURE

LAND PLANNING

GRAPHICS

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ARRANGEMENT AND COMPOSITION OF  
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IN THE CESSATION OF SUCH CONSTRUCTION  
OR BUILDINGS BEING SEIZED AND/OR RAISED.



### REVISIONS

MARK	DATE	DESCRIPTION
AM	01-14-21	RESTAMP SHEET
DN	02-09-21	OPT. PORCH FOOTINGS
AM	09-09-21	RESTAMP SHEET
JW	02-15-23	NEILL'S POINT/FARM
DN	02-23-23	1'-0" DINING EXTENSION/ STRUCT. DWGS. REV.
AC	02-23-23	GARAGE LEFT
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

### PROJECT NO.

113-88

### DATE

01-08-18

### SCALE

AS NOTED

### DRAWN BY

JK

### CHECKED BY

JW

### ISSUED FOR

PERMITS/CONSTRUCTION

### PROJECT TITLE

## MODEL 6260 - GARAGE LEFT

### CLIENT

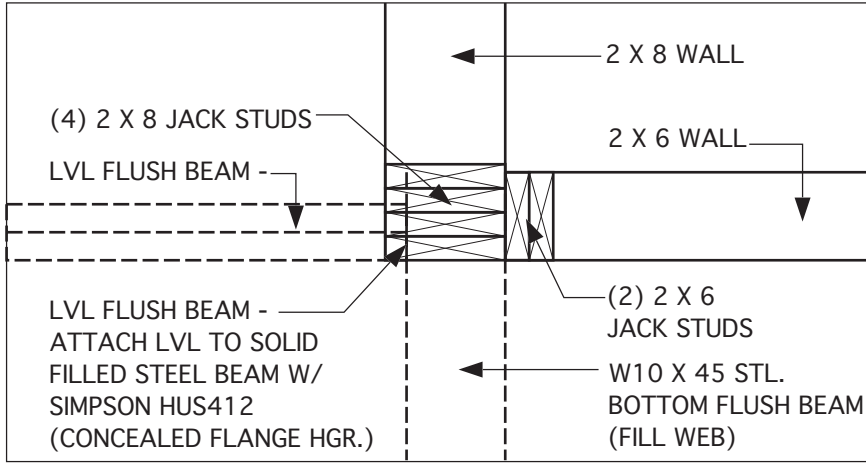
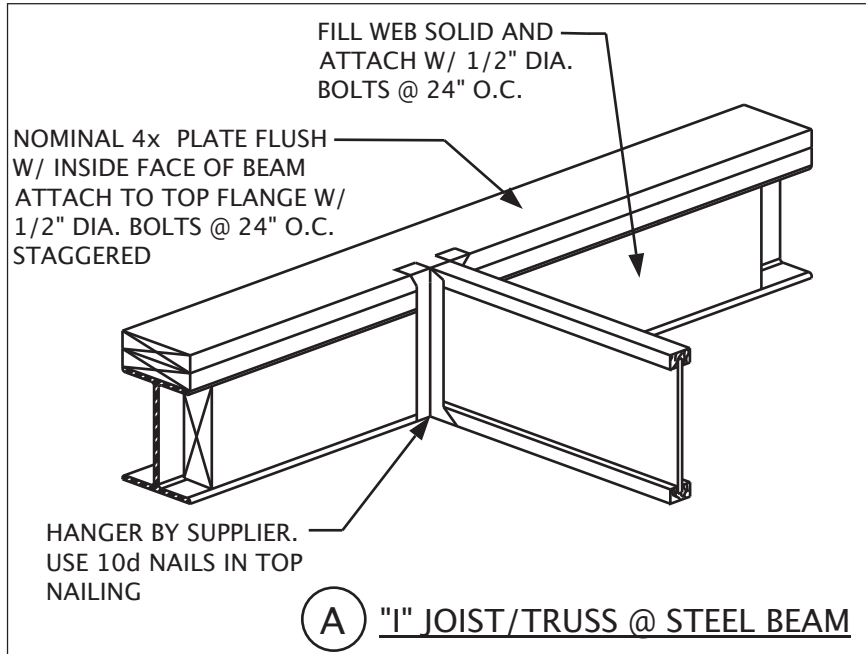
**CHESAPEAKE  
HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

### DRAWING TITLE

## MONOLITHIC SLAB FOUNDATION PLAN

### SHEET

2



**BEAM/STUD CONNECTION DETAIL 2**  
SCALE 1" = 1'-0"

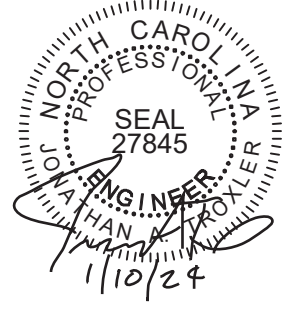
STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-4772, PHONE: 919-878-1617  
PROJECT # 19-1000

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- \* Seal is valid for a project permitted within one year from date of seal.
- \* Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

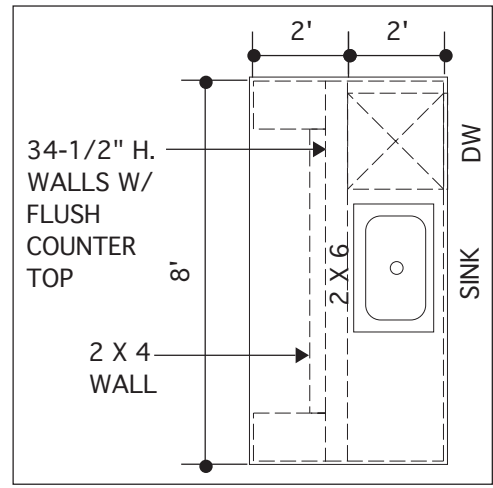
**PORTAL FRAME LEGEND**

SEE SD SHEETS FOR PORTAL FRAME DETAILS  
APA-PF: APA PORTAL FRAME  
APA-PF-END: END CONDITION FOR APA PORTAL FRAME  
CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION  
CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME

REFER TO "SD" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS AND STRUCTURAL NOTES.



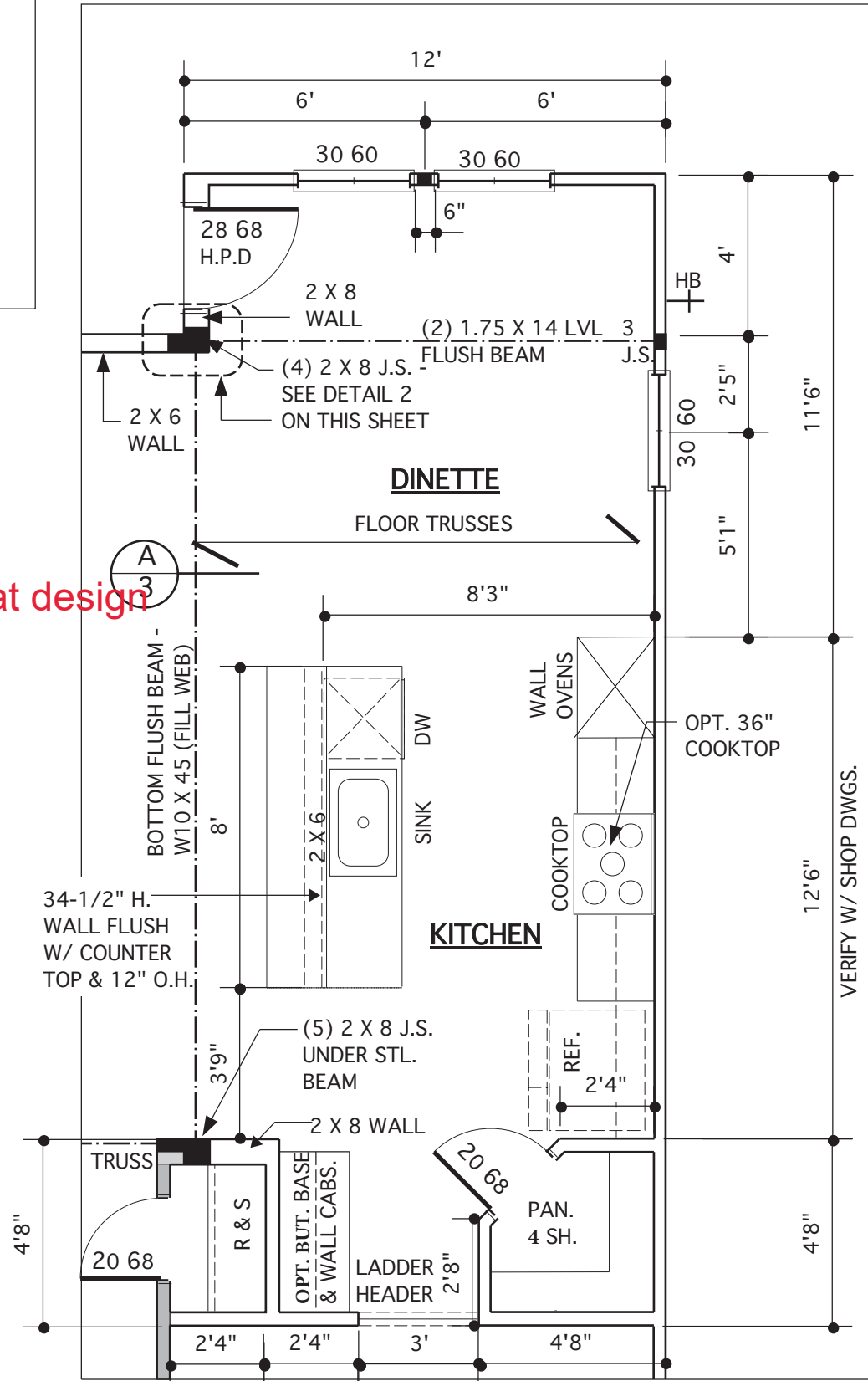
TBD at design



**OPT. GOURMET KITCHEN ISLAND**

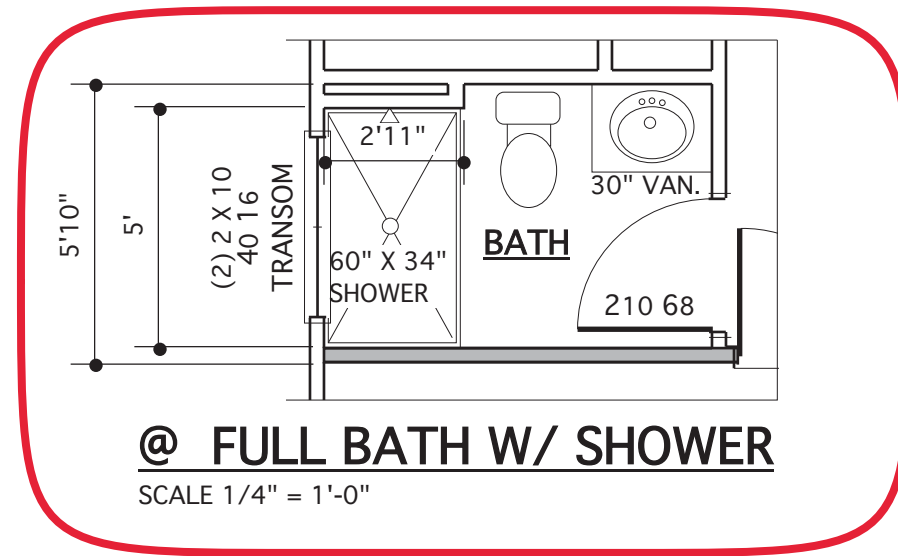
SCALE 1/4" = 1'-0"

TBD at design



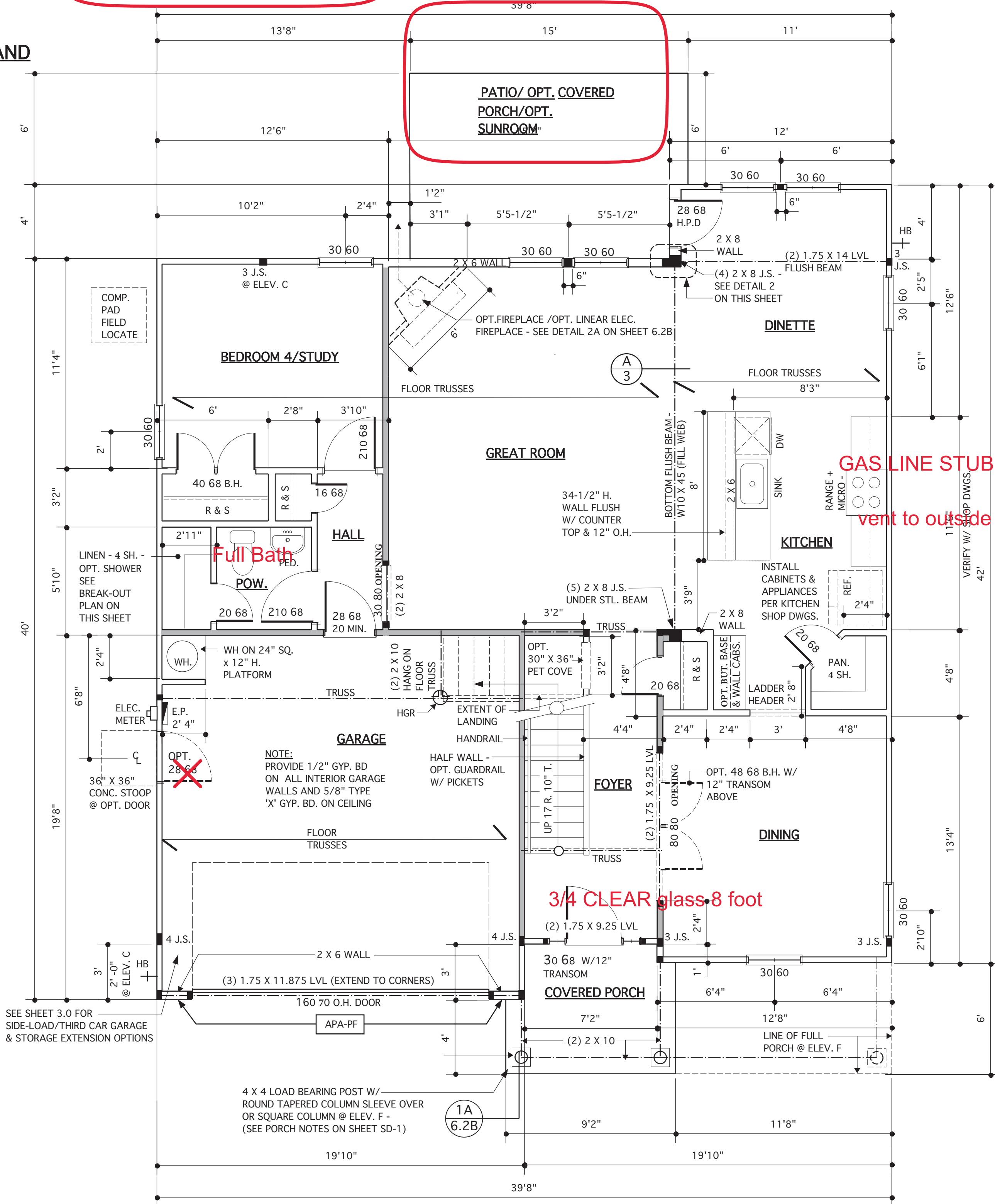
**OPT. GOURMET KITCHEN**

SCALE 1/4" = 1'-0"



**@ FULL BATH W/ SHOWER**

SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.

**NOTES:**

WALLS ARE DIMENSIONED TO FACE OF STUD AND ARE 3-1/2" THICK UNLESS NOTED OTHERWISE.  
(SEE SHEET SD-1 FOR ADDITIONAL NOTES & DETAILS)  
(SEE FLOOR SYSTEM LAYOUT AND SHOP DRAWINGS FOR ADDITIONAL INFORMATION AND TO VERIFY BEAM & TRUSS SIZES AND LOCATIONS.)  
NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS

**LEGEND**

INTERIOR LOAD BEARING WALL  
DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE  
SEE STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AND SIZES

**JAMES WENTLING/  
ARCHITECT**

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
email -information@  
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ARCHITECTURE  
LAND PLANNING  
GRAPHICS

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**REVISIONS**

MARK	DATE	DESCRIPTION
CH	12-10-19	3RD CAR GARAGE EXT.
AM	01-14-21	RE stamps SHEET
AM	09-09-21	RE stamps SHEET
JW	02-15-23	NEILL'S POINT/FARM
DN	02-23-23	1'-0" DINING EXTENSION/ STRUCT. DWGS. REV.
AC	02-23-23	GARAGE LEFT
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

**PROJECT NO.**

113-88

**DATE**

01-08-18

**SCALE**

AS NOTED

**DRAWN BY**

JK

**CHECKED BY**

JW

**ISSUED FOR**

PERMITS/CONSTRUCTION

**PROJECT TITLE**

**MODEL 6260 -  
GARAGE LEFT**

**CLIENT**

**CHESAPEAKE  
HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

**DRAWING TITLE**

**FIRST FLOOR PLANS**

**SHEET**

3

STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-4772, PHONE: 919-878-1617  
PROJECT # 19-1000

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- \* Seal is valid for a project permitted within one year from date of seal.
- \* Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

SEAL  
27845  
1/12/24

REFER TO "SD" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS AND STRUCTURAL NOTES.

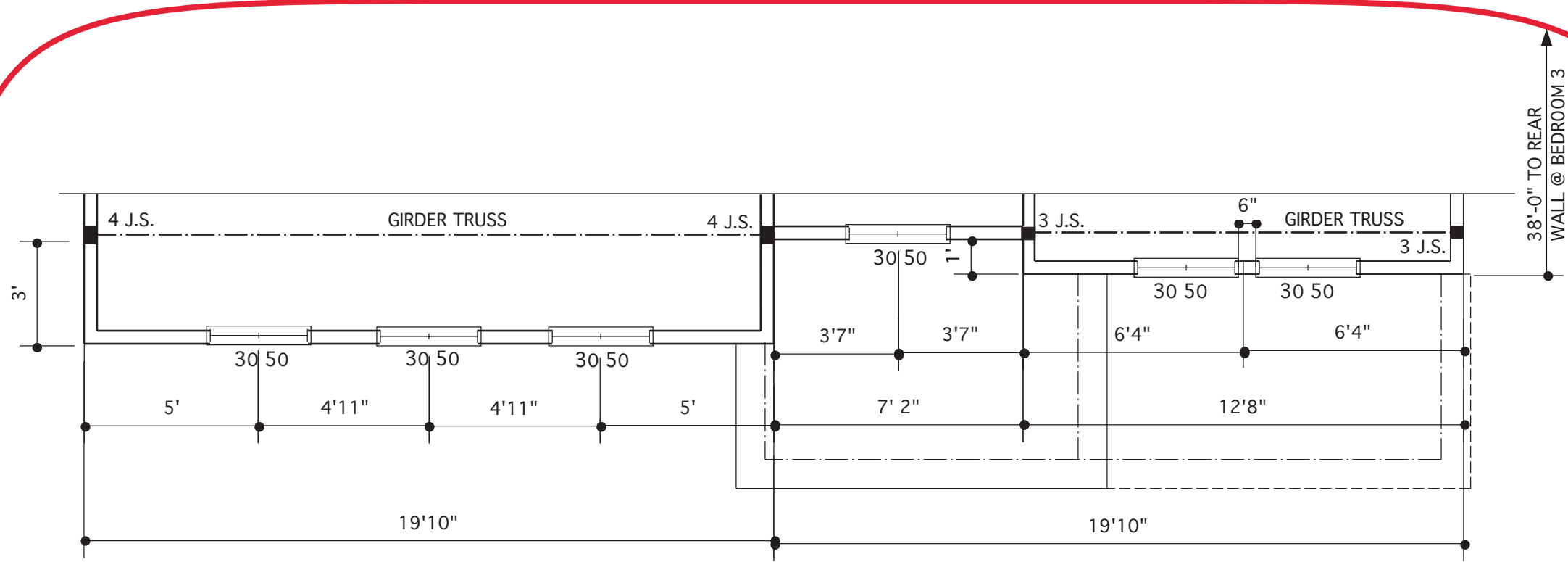
**NOTES:**  
WALLS ARE DIMENSIONED TO FACE OF STUD AND ARE 3-1/2" THICK UNLESS NOTED OTHERWISE.  
(SEE SHEET SD-1 FOR ADDITIONAL NOTES & DETAILS)  
(SEE FLOOR SYSTEM LAYOUT AND SHOP DRAWINGS FOR ADDITIONAL INFORMATION AND TO VERIFY BEAM & TRUSS SIZES AND LOCATIONS.)  
NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS

LEGEND

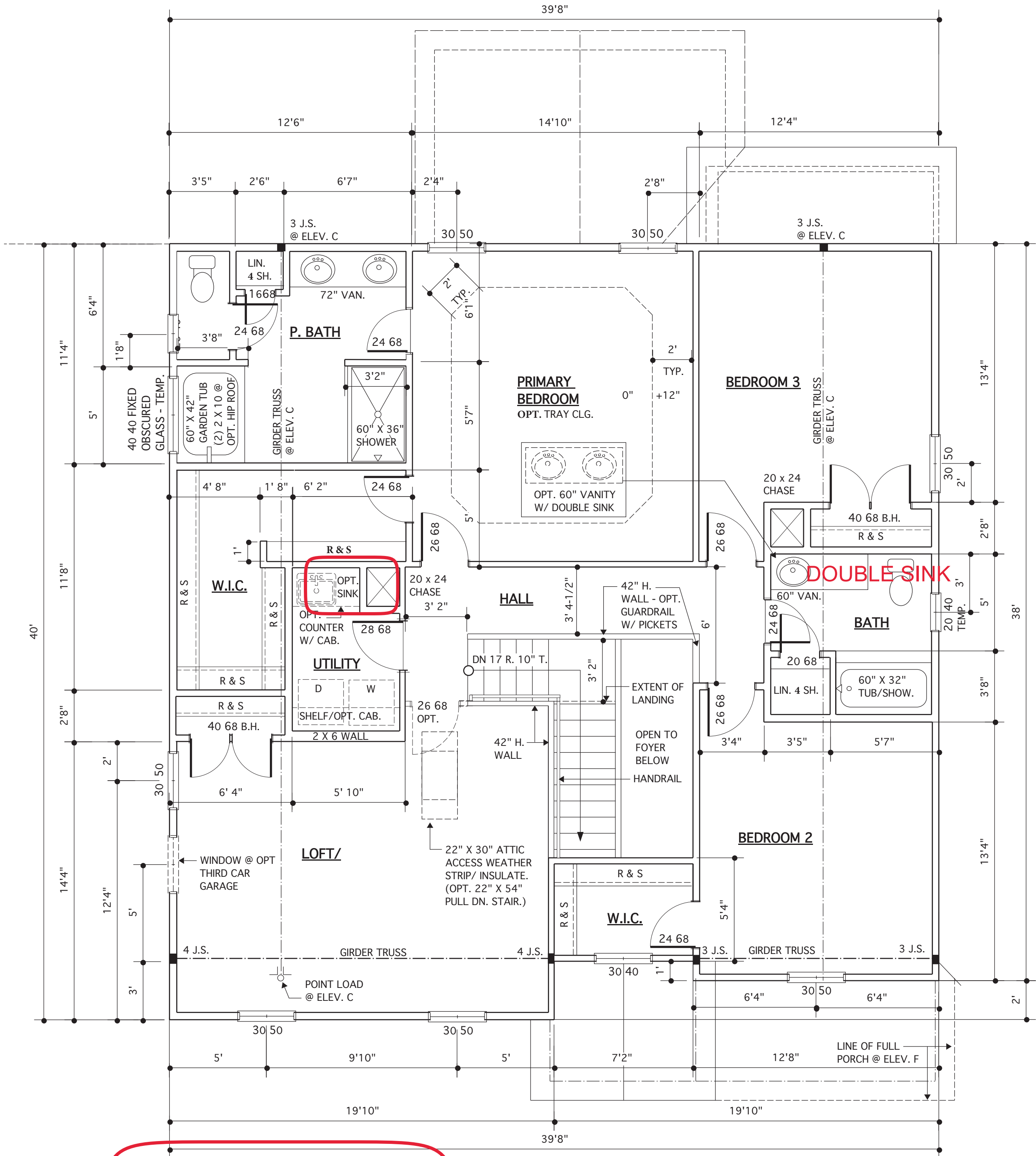
INTERIOR LOAD BEARING WALL

DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE

SEE STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AND SIZES



SECOND FLOOR PLAN @ ELEV. A  
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.  
SEE ELEV. SHEET FOR ROOF PLAN

JAMES WENTLING/  
ARCHITECT

LAND TITLE BUILDING  
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JAMES WALTER WENTLING  
REGISTERED ARCHITECT  
#642  
1/4/24

REVISIONS		
MARK	DATE	DESCRIPTION
AM	01-14-21	RESTAMP SHEET
AM	09-09-21	M. BATH WINDOW REV.
JW	02-07-23	NEILL'S POINT/FARM
DN	02-15-23	OPT. EXT. FINISHES
DN	02-23-23	1'-0" DINING EXTENSION/STRUCT. DWGS. REV.
AC	02-23-23	GARAGE LEFT
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

PROJECT NO. 113-88

DATE 01-08-18

SCALE AS NOTED

DRAWN BY JK

CHECKED BY JW

ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE

MODEL 6260 -  
GARAGE LEFT

CLIENT

CHESAPEAKE  
HOMES OF NC  
3100 Smokeetree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

DRAWING TITLE

SECOND FLOOR  
PLANS

SHEET

3.1

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LAND PLANNING  
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## REVISIONS

MARK	DATE	DESCRIPTION
AM	01-14-21	RESTART SHEET
AM	09-09-21	M. BATH WINDOW
JW	02-07-23	NEILL'S POINT/FARM
DN	02-15-23	OPT. EXT. FINISHES
DN	02-23-23	1'-0" DINING EXTENSION/ STRUCT. DWGS. REV.
AC	02-23-23	GARAGE LEFT
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

PROJECT NO.	113-88
DATE	01-08-18
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE

**MODEL 6260 -  
GARAGE LEFT**

**CLIENT**

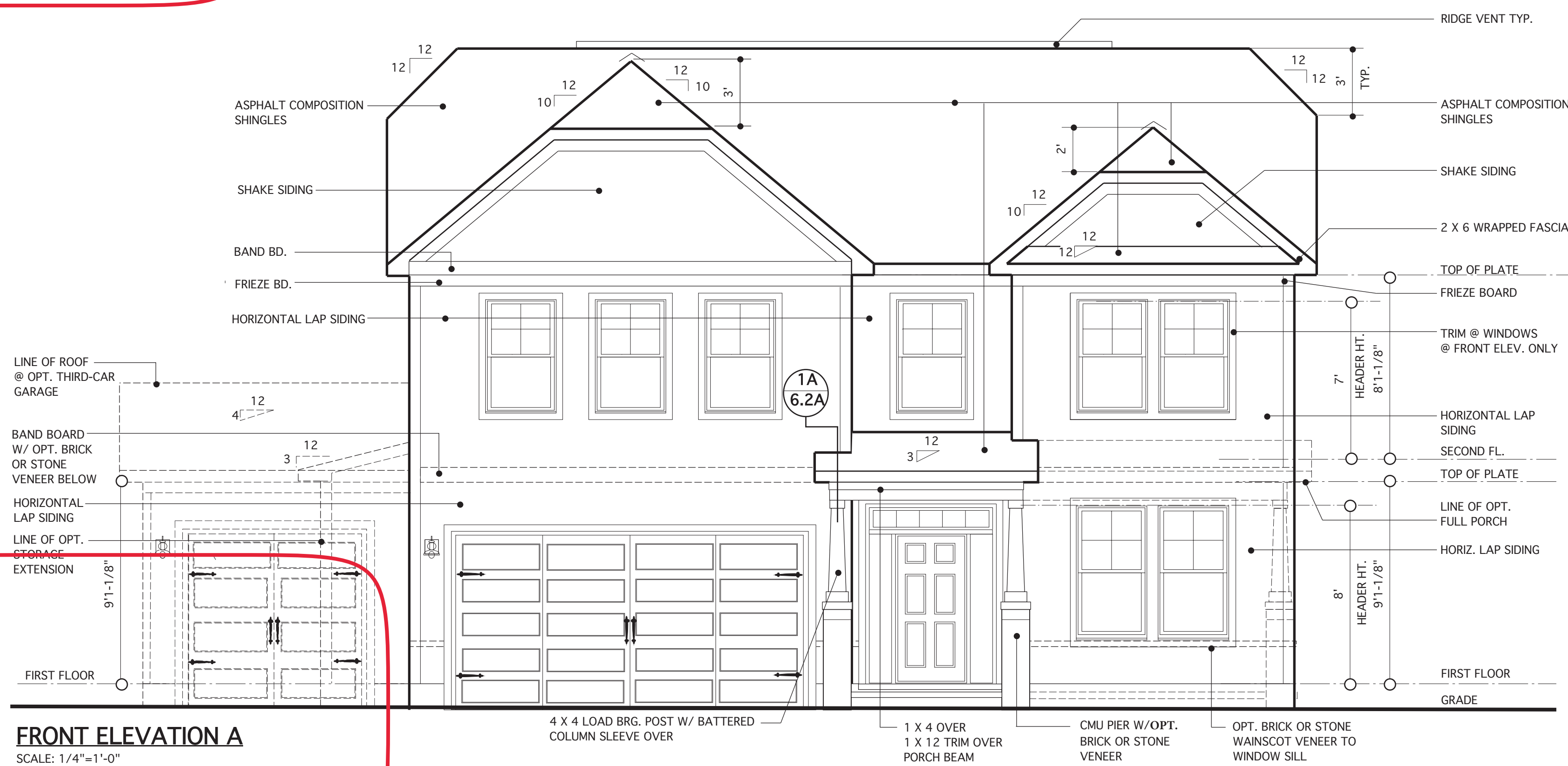
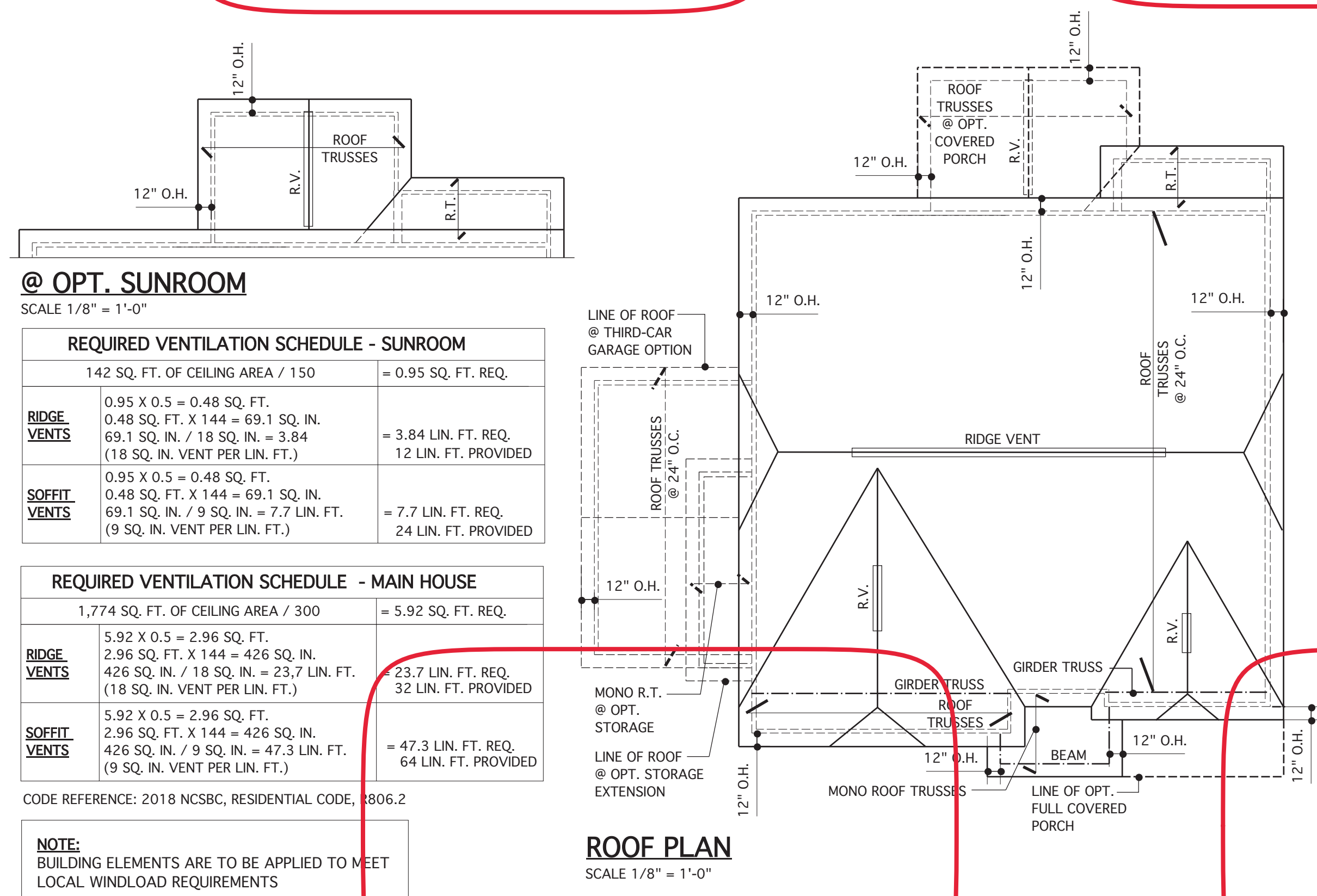
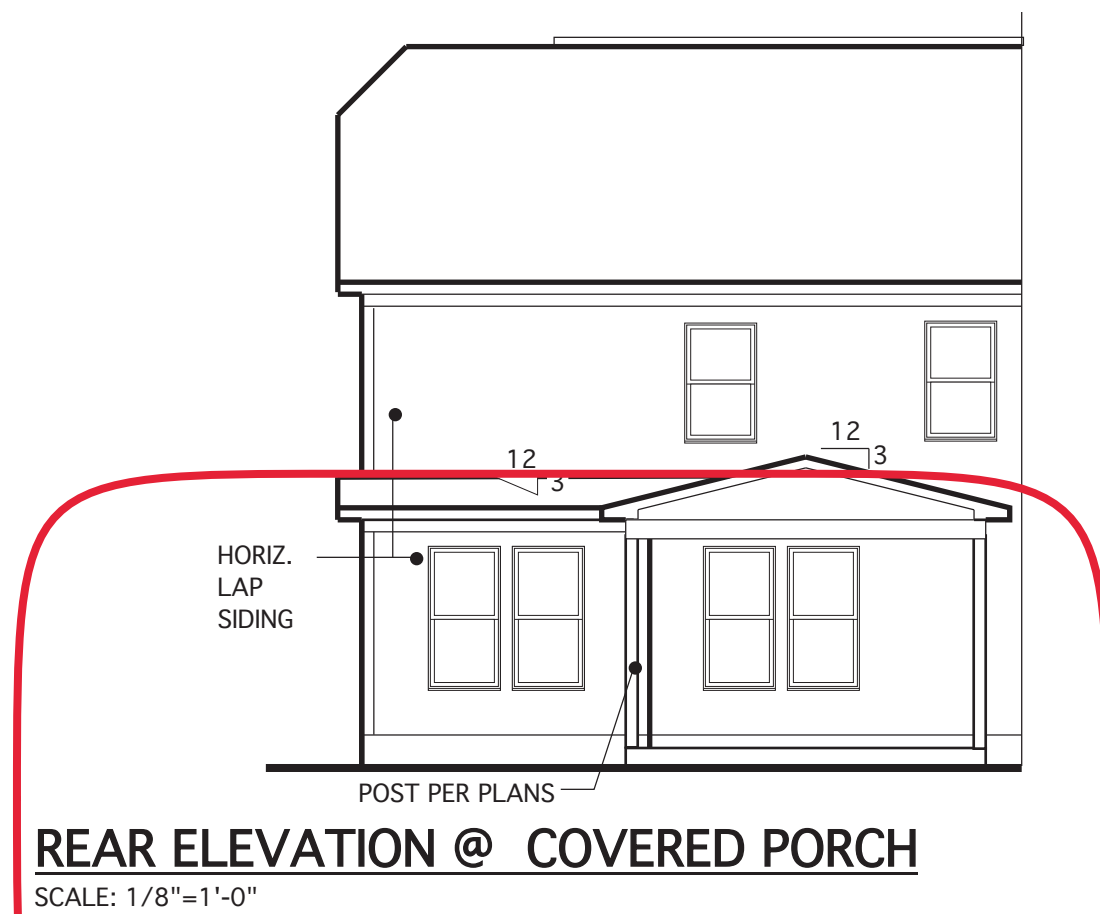
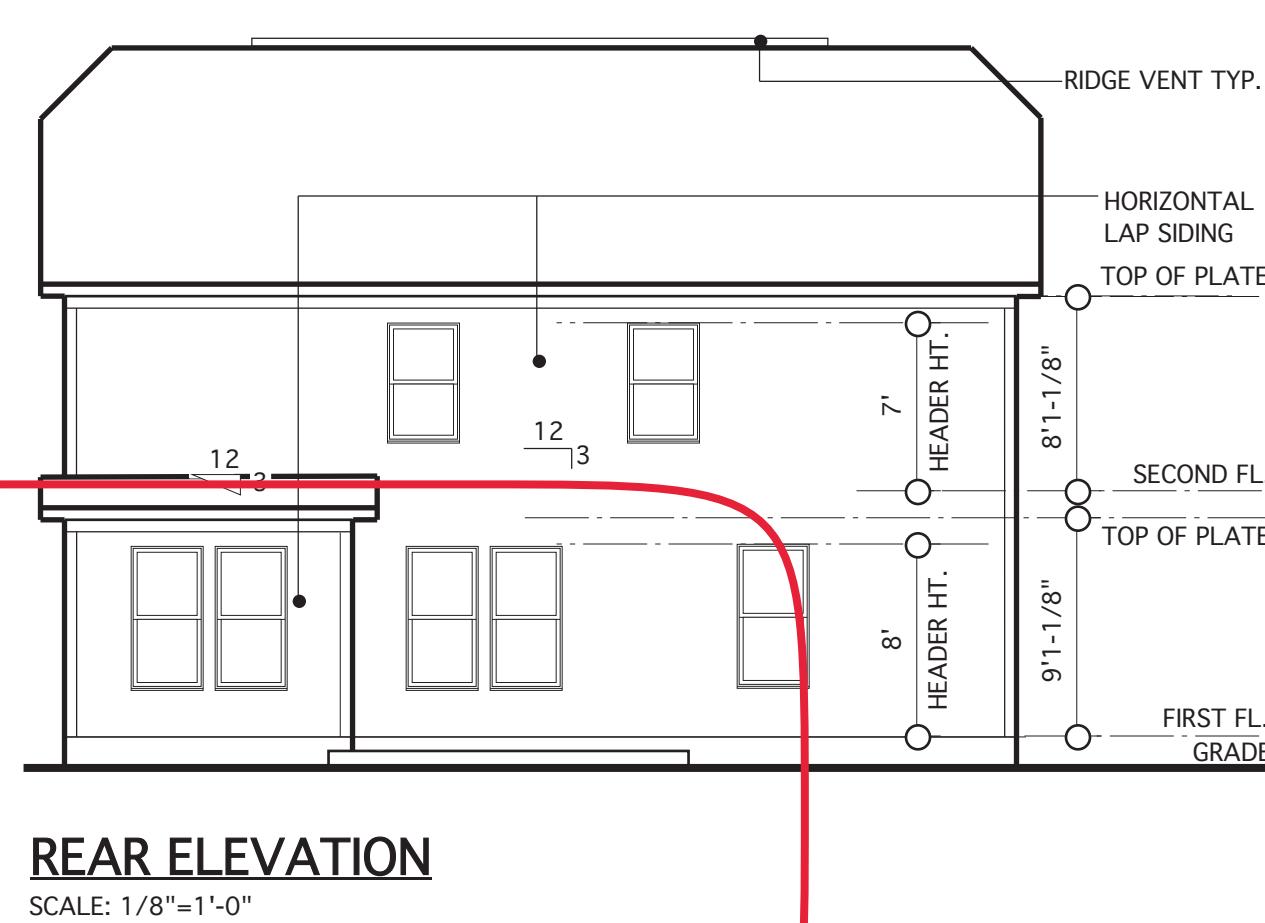
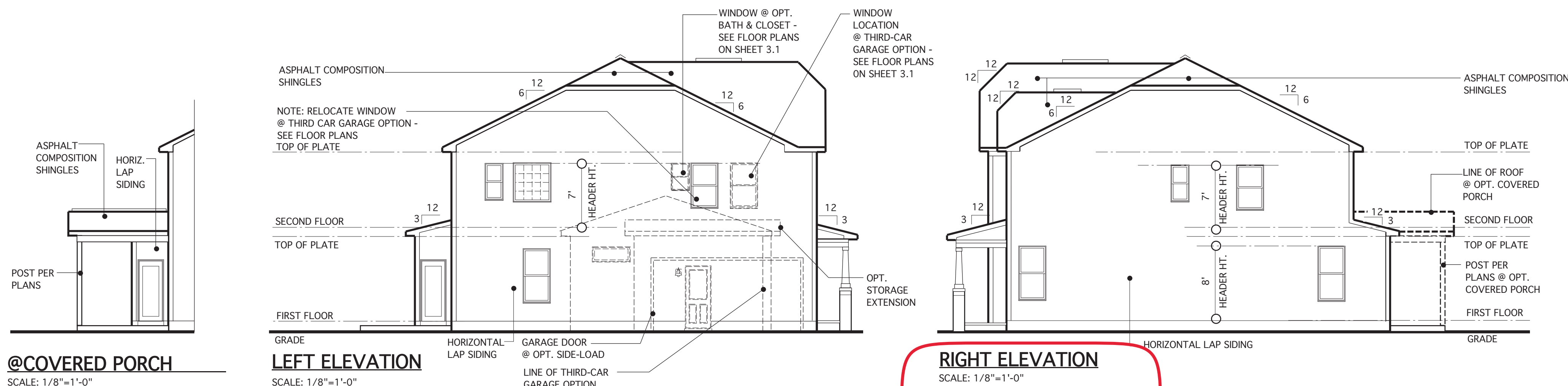
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(919) 556-0690 Fax

DRAWING TITLE

### ELEVATION A AND ROOF PLAN

SHEET

4



JAMES WENTLING/  
ARCHITECT

LAND TITLE BUILDING  
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REVISIONS

MARK	DATE	DESCRIPTION
DN	03-30-20	BLDG. HT./CITY COMMENTS
DN	05-11-20	ADJUSTMENTS/NOTATIONS, CITY COMMENTS
AM	01-14-21	REESTAMP SHEET
AM	09-09-21	REESTAMP SHEET
JW	02-07-23	NEILL'S POINT/FARM
DN	02-23-23	1'-0" DINING EXTENSION/ STRUCT. DWGS. REV.
DN	01-04-24	ADD OPT. PET COVE/GAR. STORAGE EXTENSION

PROJECT NO.

113-88

DATE

01-08-18

SCALE

AS NOTED

DRAWN BY

JK

CHECKED BY

JW

ISSUED FOR

PERMITS/CONSTRUCTION

PROJECT TITLE

**MODEL 6260 -  
GARAGE LEFT**

CLIENT

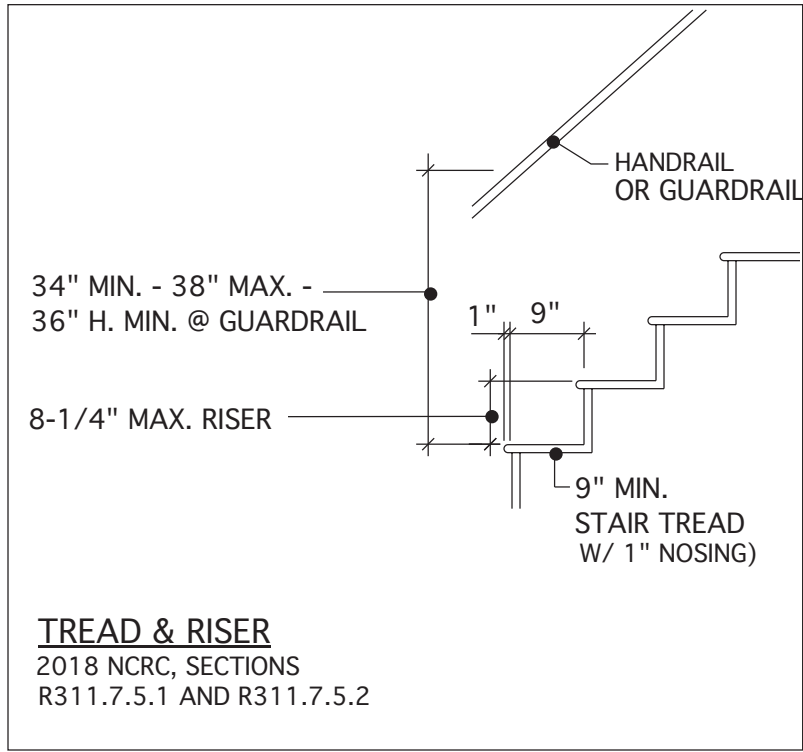
**CHESAPEAKE  
HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

DRAWING TITLE

**BUILDING SECTION**

SHEET

**5**



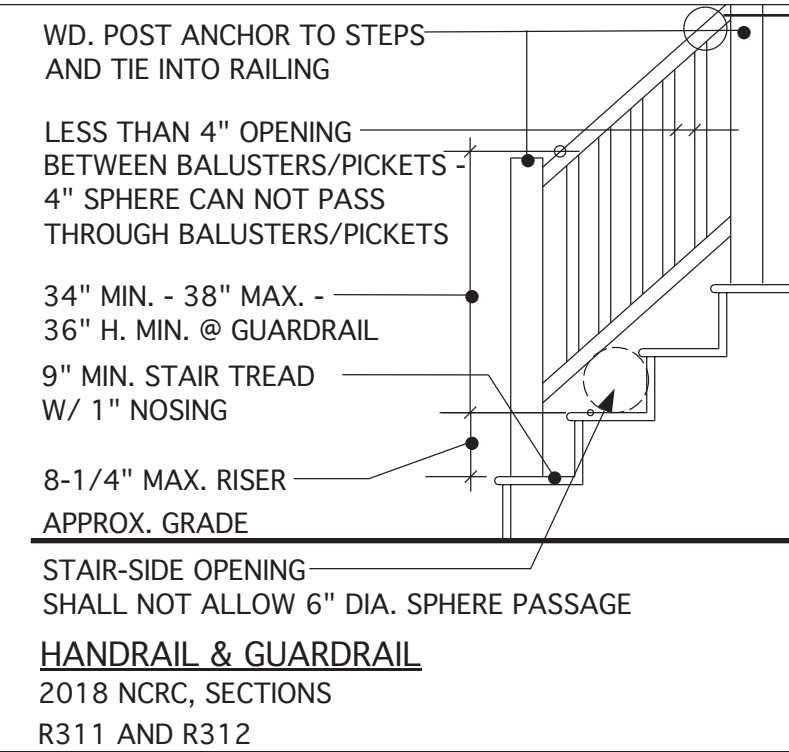
**TREAD & RISER**  
2018 NCRBC, SECTIONS  
R311.7.5.1 AND R311.7.5.2

**TYPICAL STAIR/STEP SECTION**

SCALE: 1/2" = 1'-0"

ALL STAIR AND GUARD REQUIREMENTS TO COMPLY  
WITH R311 AND R312 NCRBC 2018

**NOTE:** STAIRS ARE SHOWN WITH 7-3/4" RISER &  
10" TREAD WHICH IS ABOVE CODE MINIMUM.

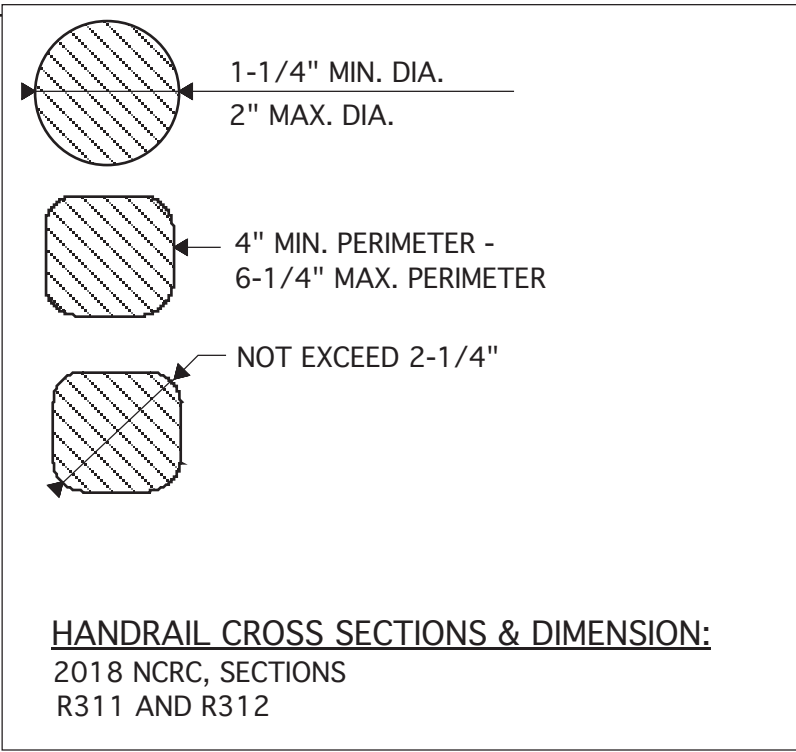


**HANDRAIL & GUARDRAIL**  
2018 NCRBC, SECTIONS  
R311 AND R312

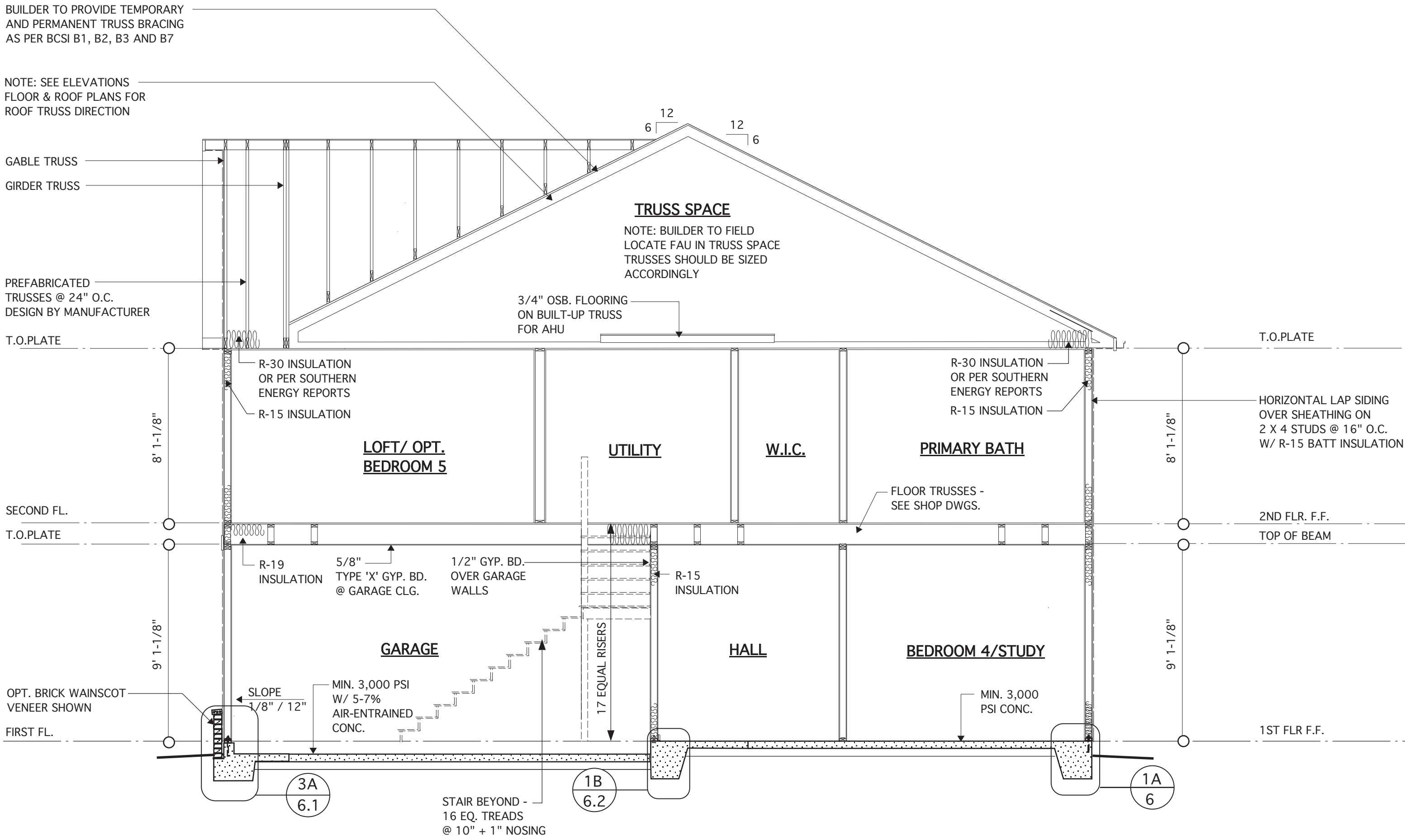
**TYPICAL RAILING @ PORCH/DECK**

SCALE: 1/2" = 1'-0"

(PROVIDE GUARDRAIL BOTH SIDES WHEN HEIGHT ABOVE GRADE EXCEEDS 30"/  
PROVIDE HANDRAIL ONE SIDE OF STEPS WHERE 4 OR MORE RISERS)

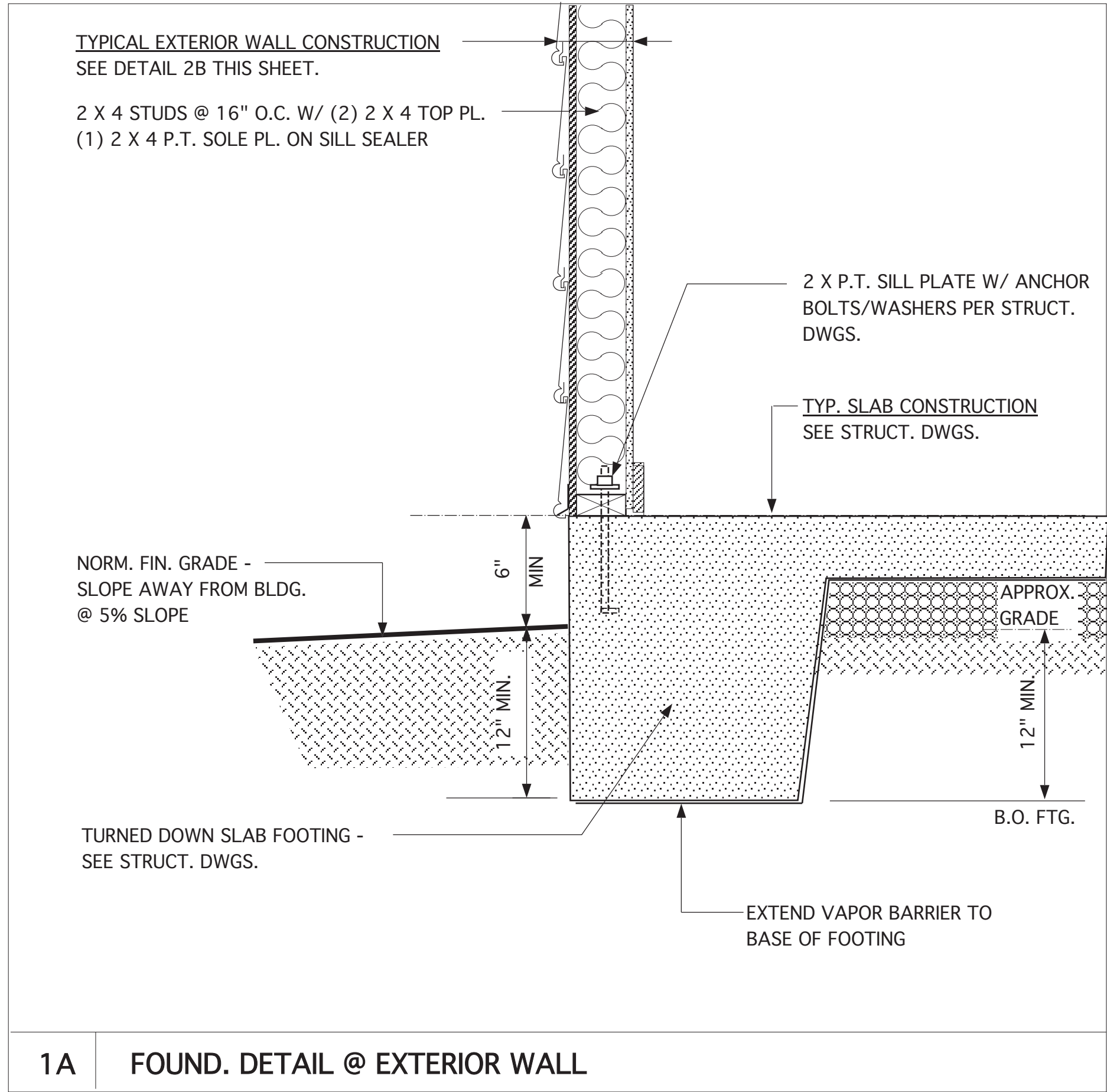
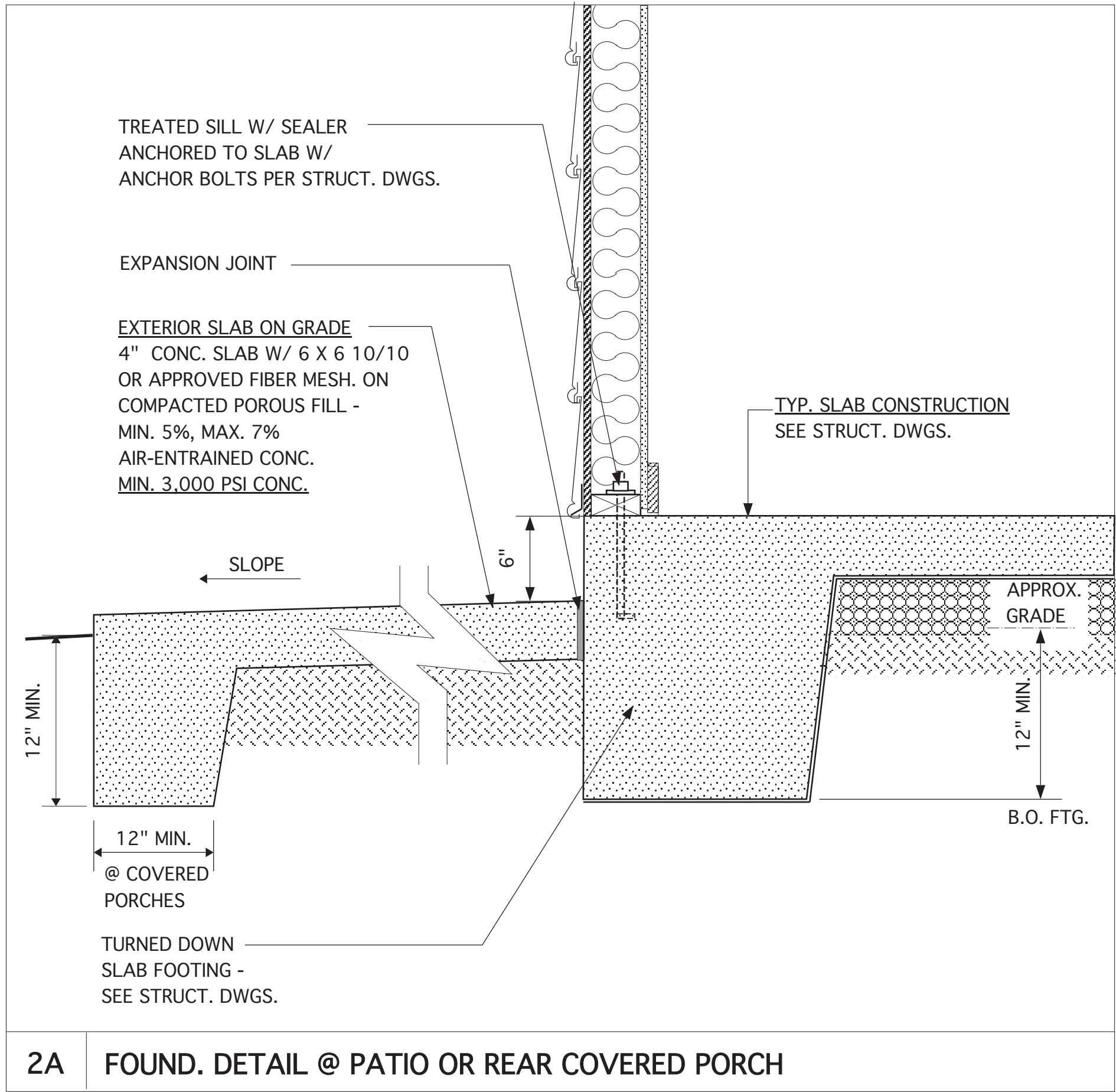
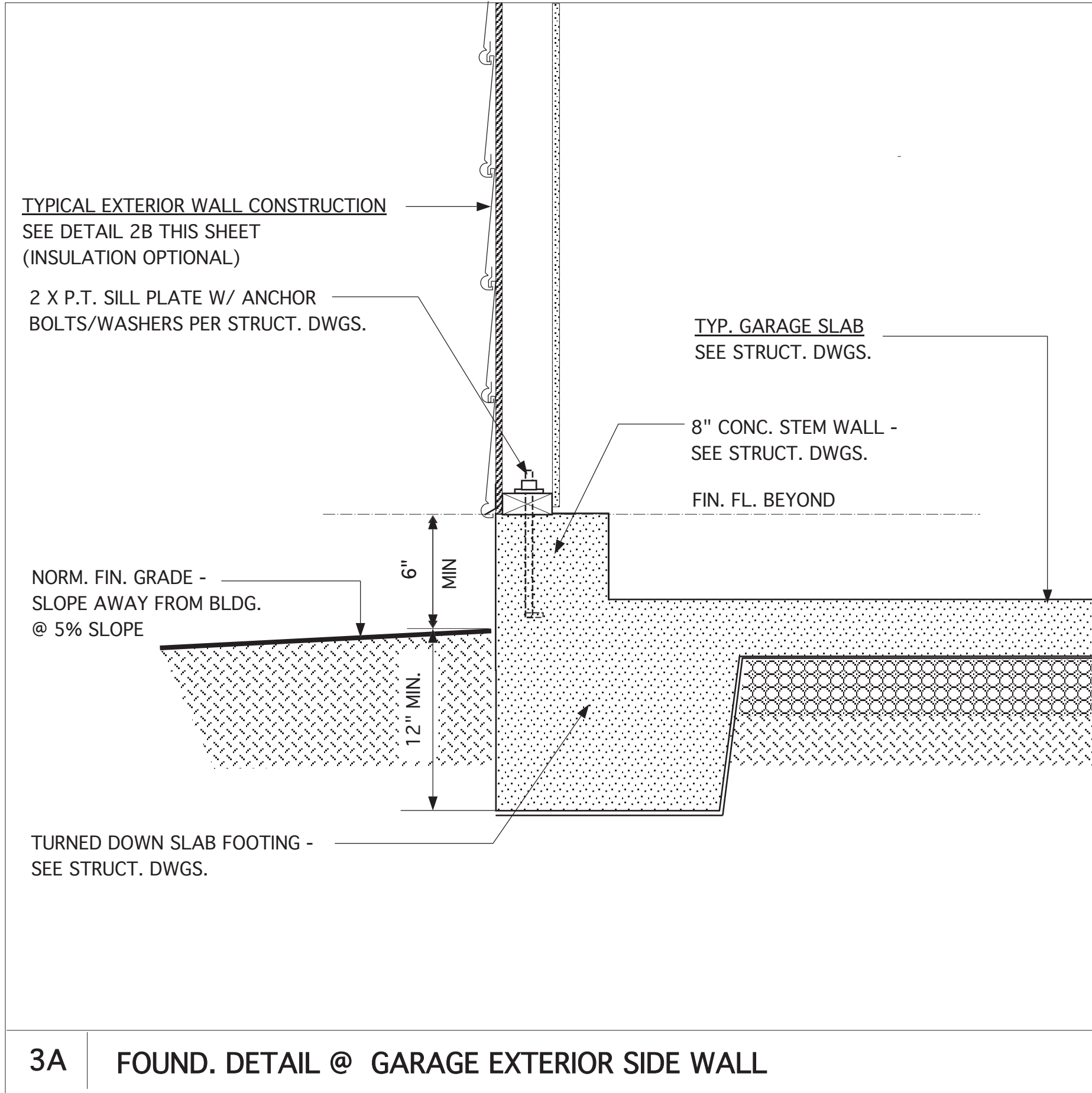
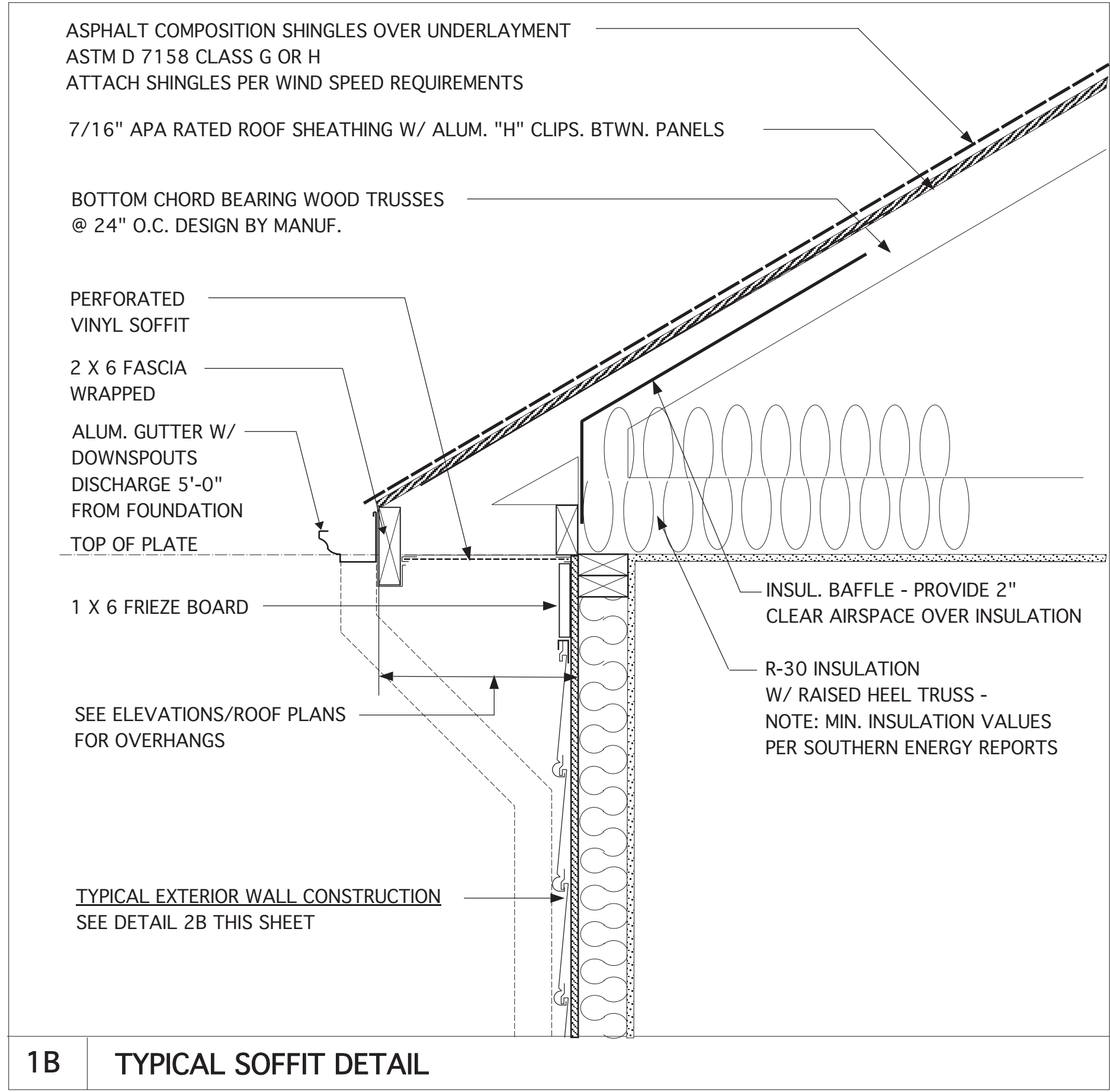
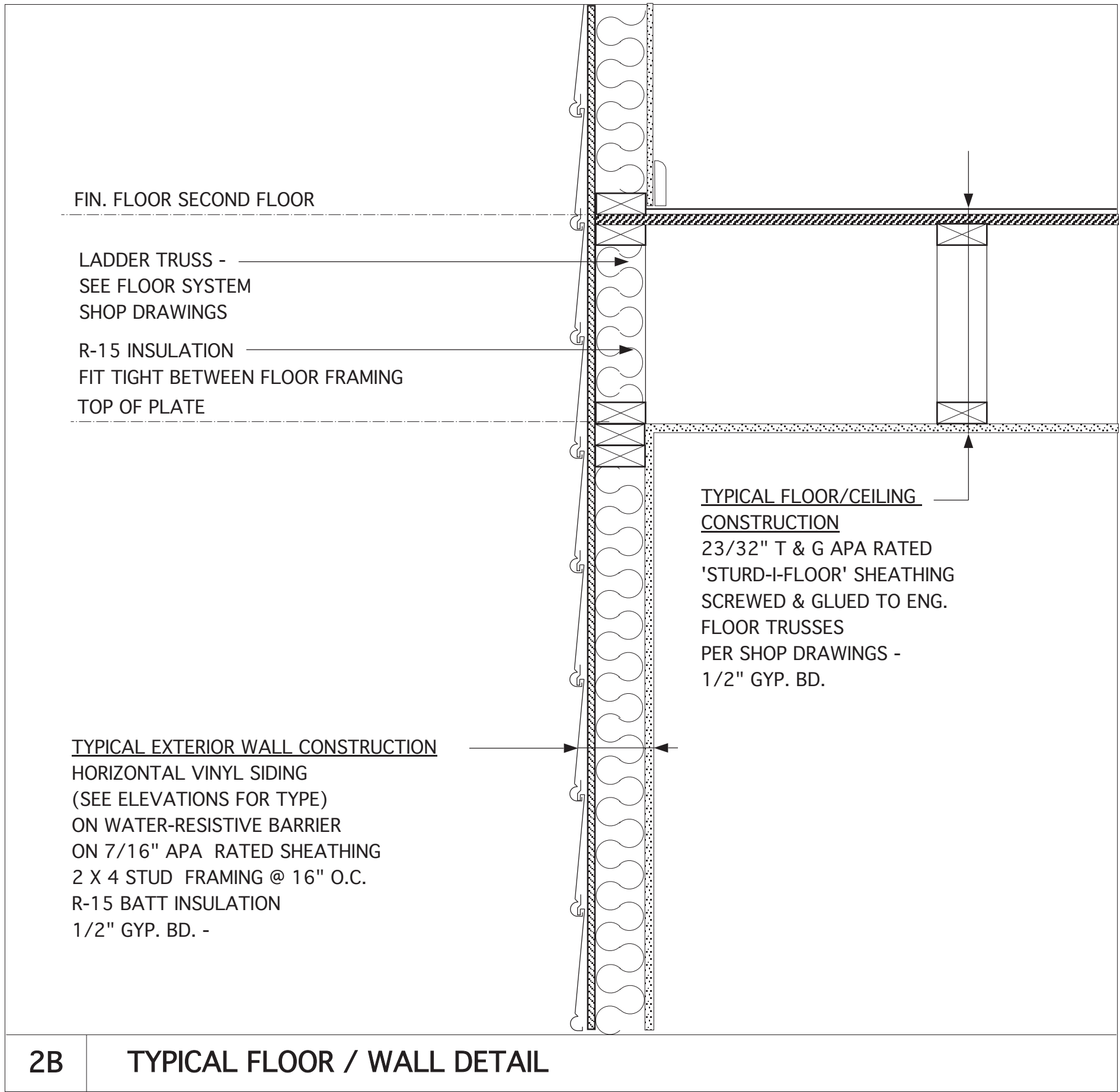
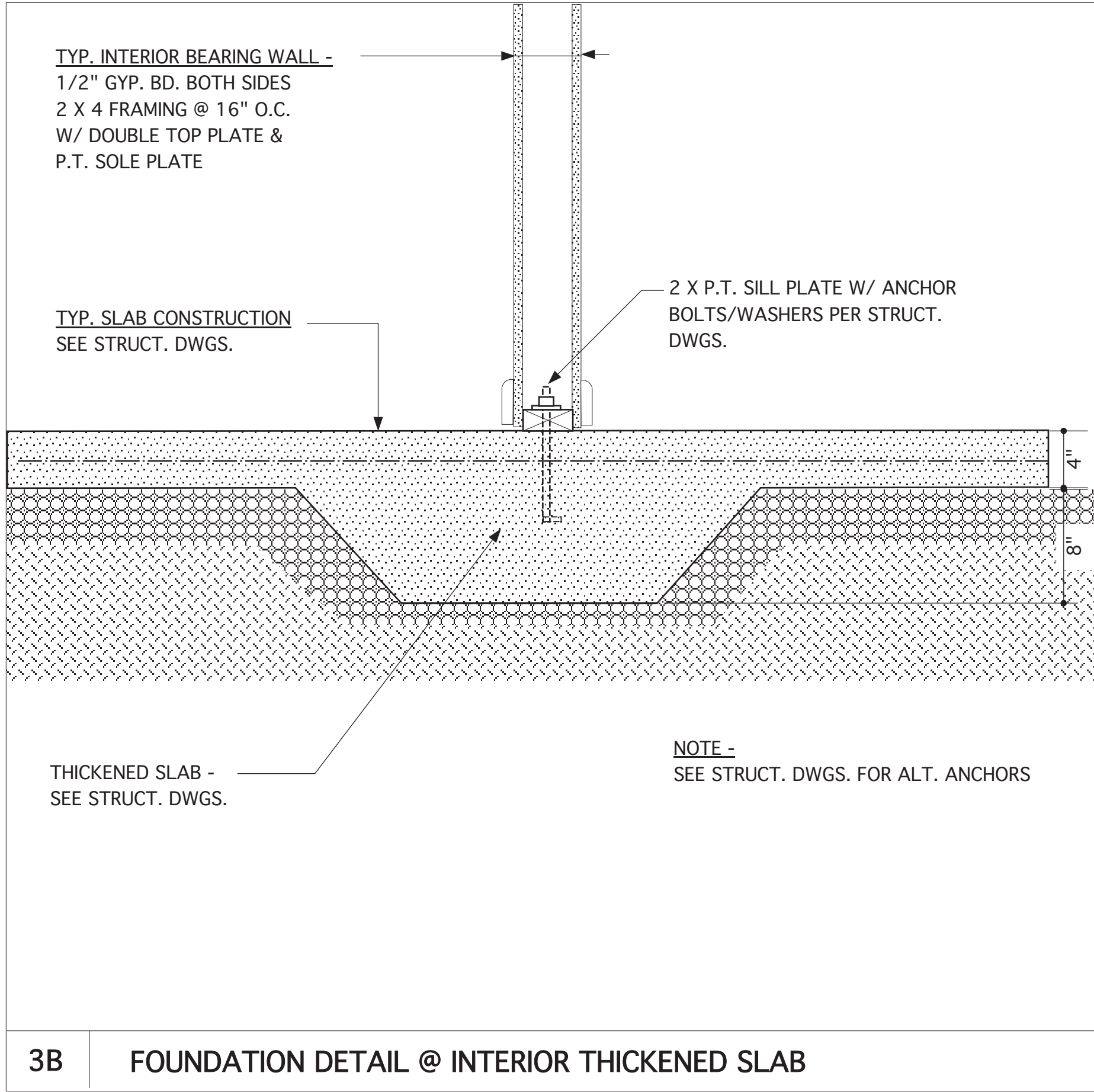


**HANDRAIL CROSS SECTIONS & DIMENSION:**  
2018 NCRBC, SECTIONS  
R311 AND R312



**TYPICAL BUILDING SECTION**

SCALE: 1/4" = 1'-0"



JAMES WENTLING/  
ARCHITECT

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
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PHILADELPHIA, PA 19110

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ARCHITECTURE  
LAND PLANNING  
GRAPHICS

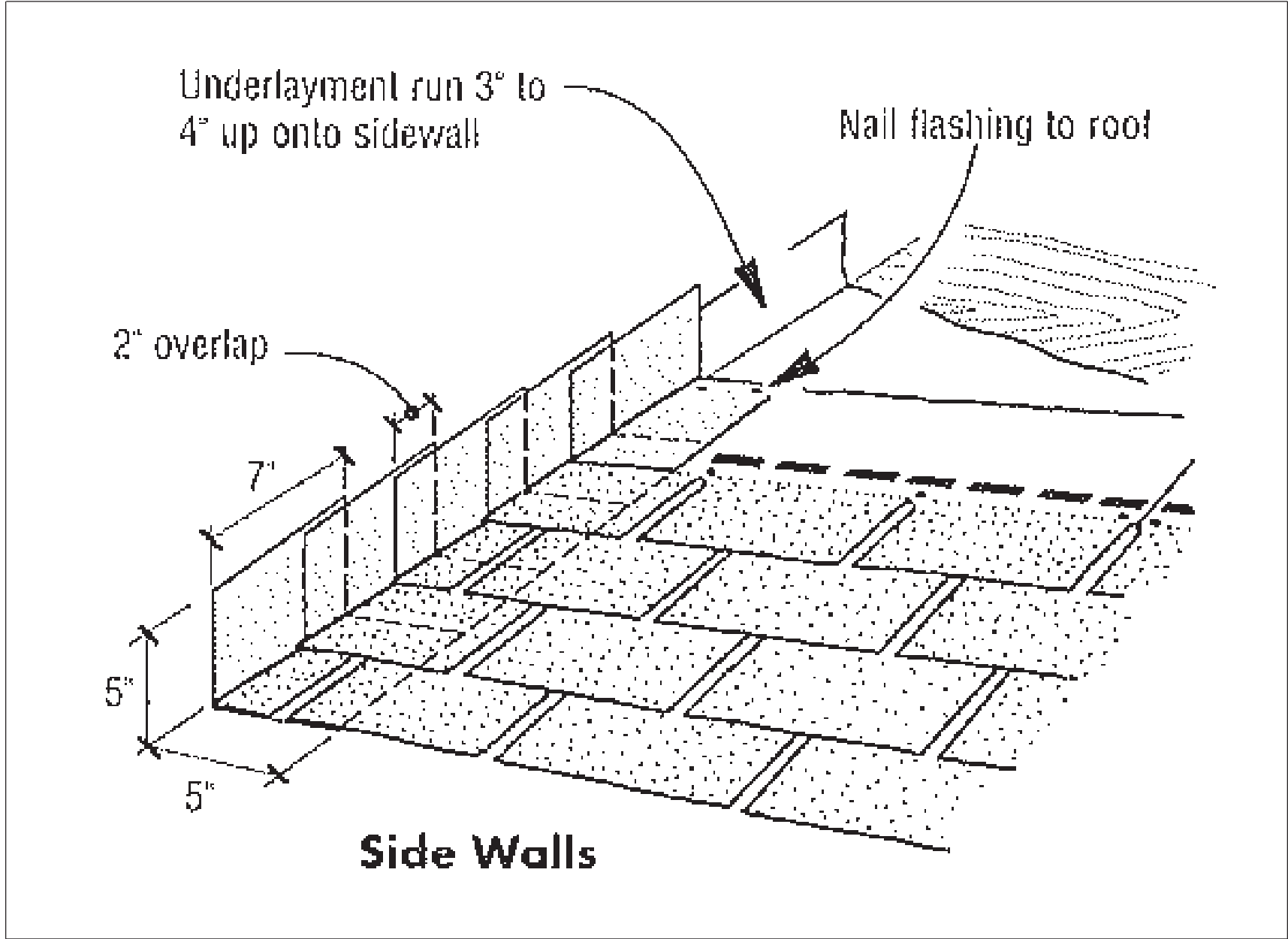
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JAMES WALTER WENTLING  
REGISTERED ARCHITECT  
#642  
NORTH CAROLINA  
RALEIGH, N. C.  
2/23/23

REVISIONS		
MARK	DATE	DESCRIPTION
DN	12-18-18	CONVERT HIGHGATE
DN	01-14-19	MINOR UPDATE
AM	01-14-21	RE stamps SHEET
DN	02-09-21	OPT. PORCH FOOTINGS
AM	09-09-21	RE stamps SHEET
JW	02-07-23	NEILL'S POINT/FARM
AC	02-23-23	GARAGE LEFT

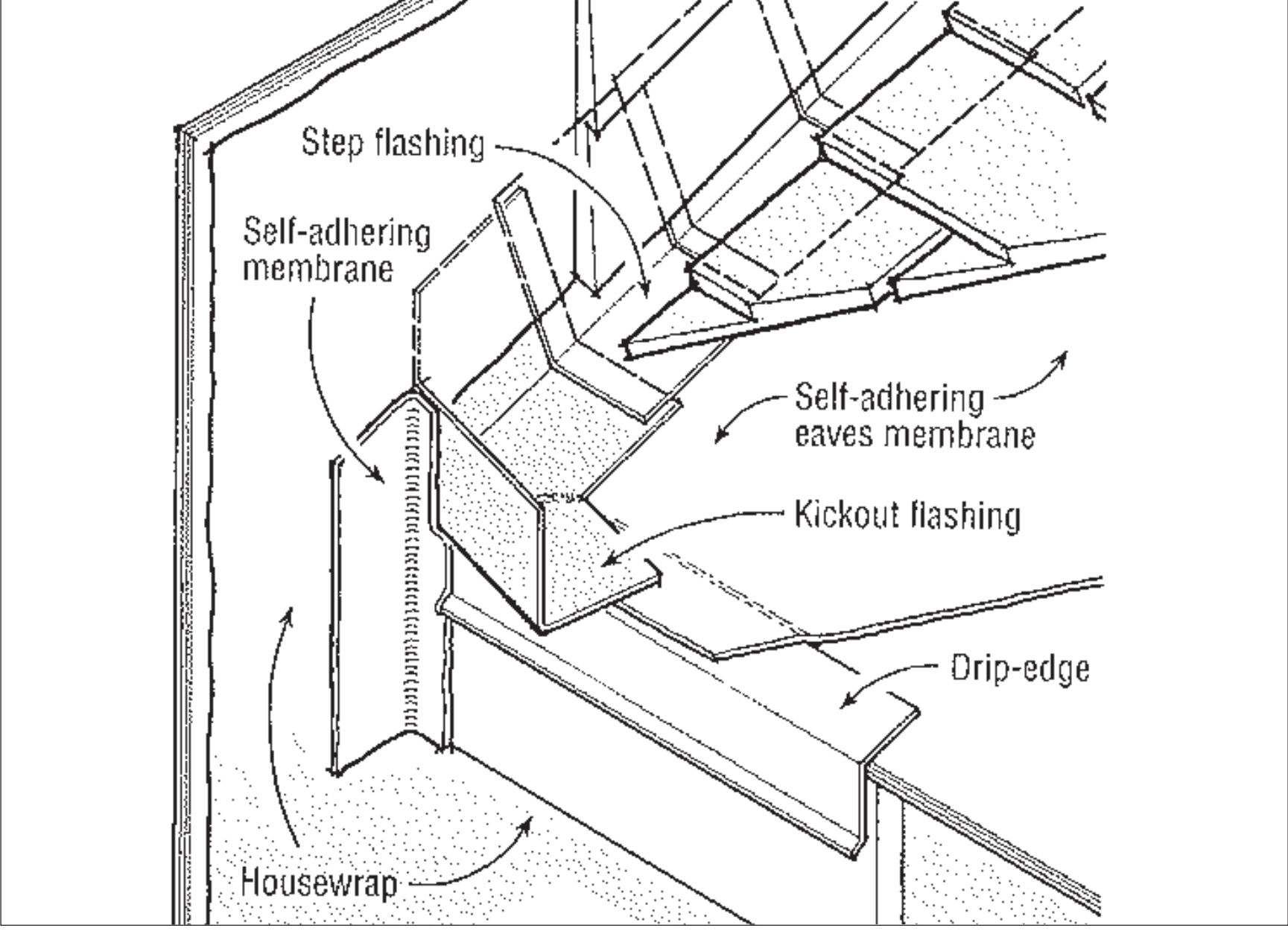
PROJECT NO.	113-88
DATE	10-16-17
SCALE	1-1/2" = 1'-0"
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE	MODEL 6260 - GARAGE LEFT
CLIENT	CHESAPEAKE HOMES OF NC 3100 Smoketree Court, Suite 210 Raleigh, NC 27604 (919) 256-3060 (919) 556-0690 Fax
DRAWING TITLE	MONOLITHIC SLAB FOUNDATION, WALL AND SOFFIT DETAILS
SHEET	6



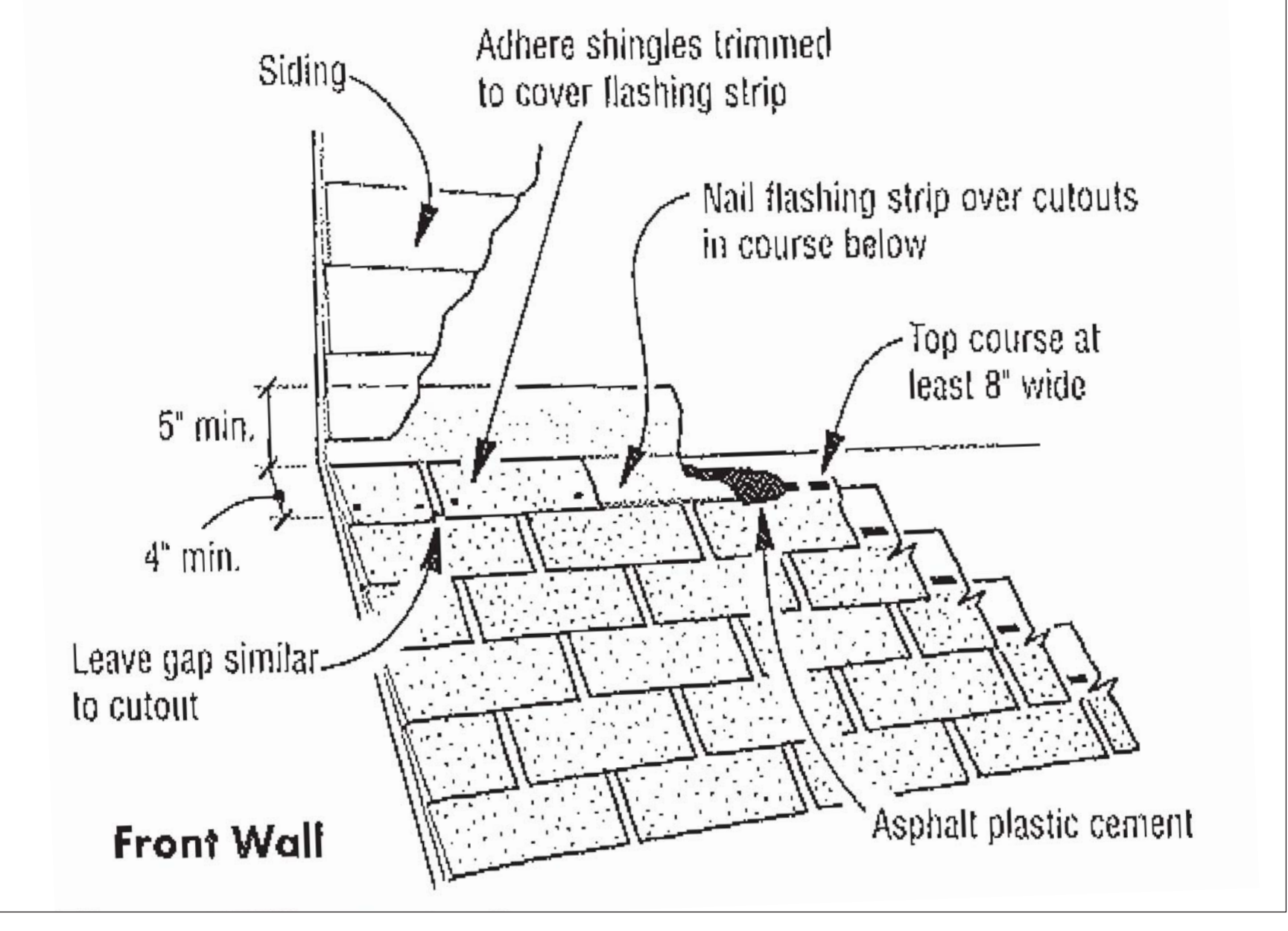
3B ROOF FLASHING AGAINST SIDE WALL DETAIL

N.T.S.



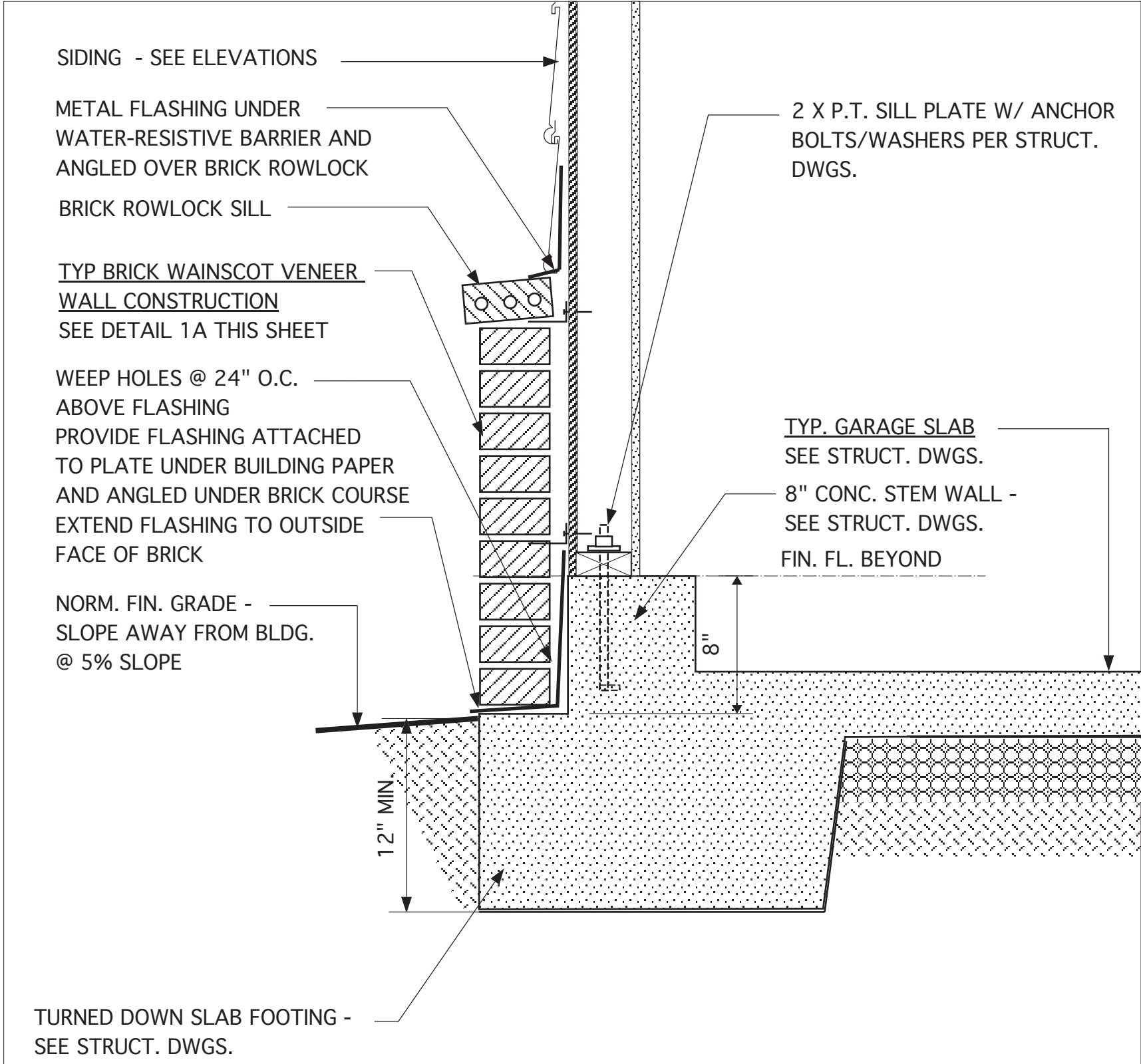
2B KICK-OUT FLASHING DETAIL AT ROOF FASCIA/WALL INTERSECTION

N.T.S.

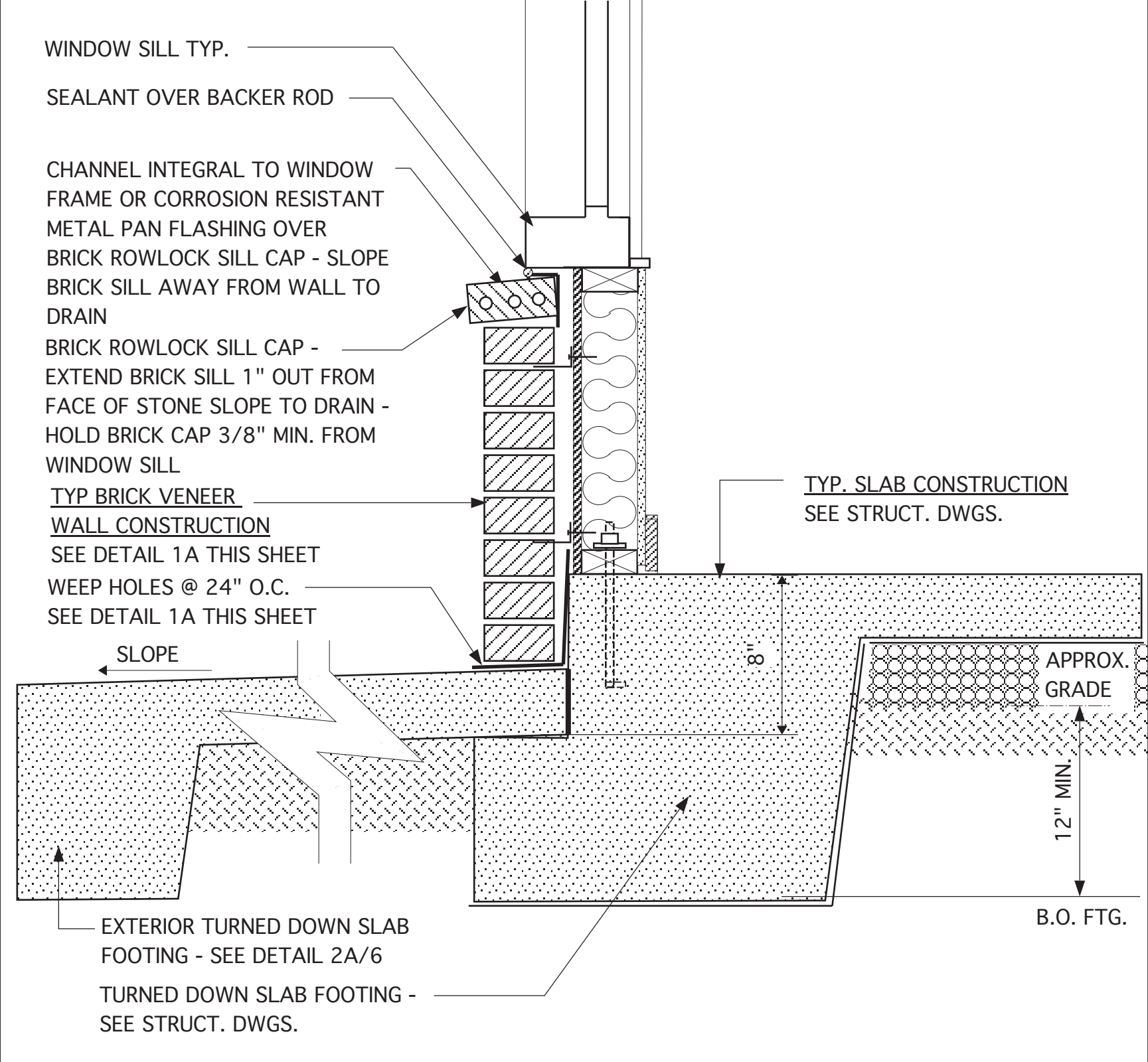


1B ROOF FLASHING AGAINST FRONT WALL DETAIL

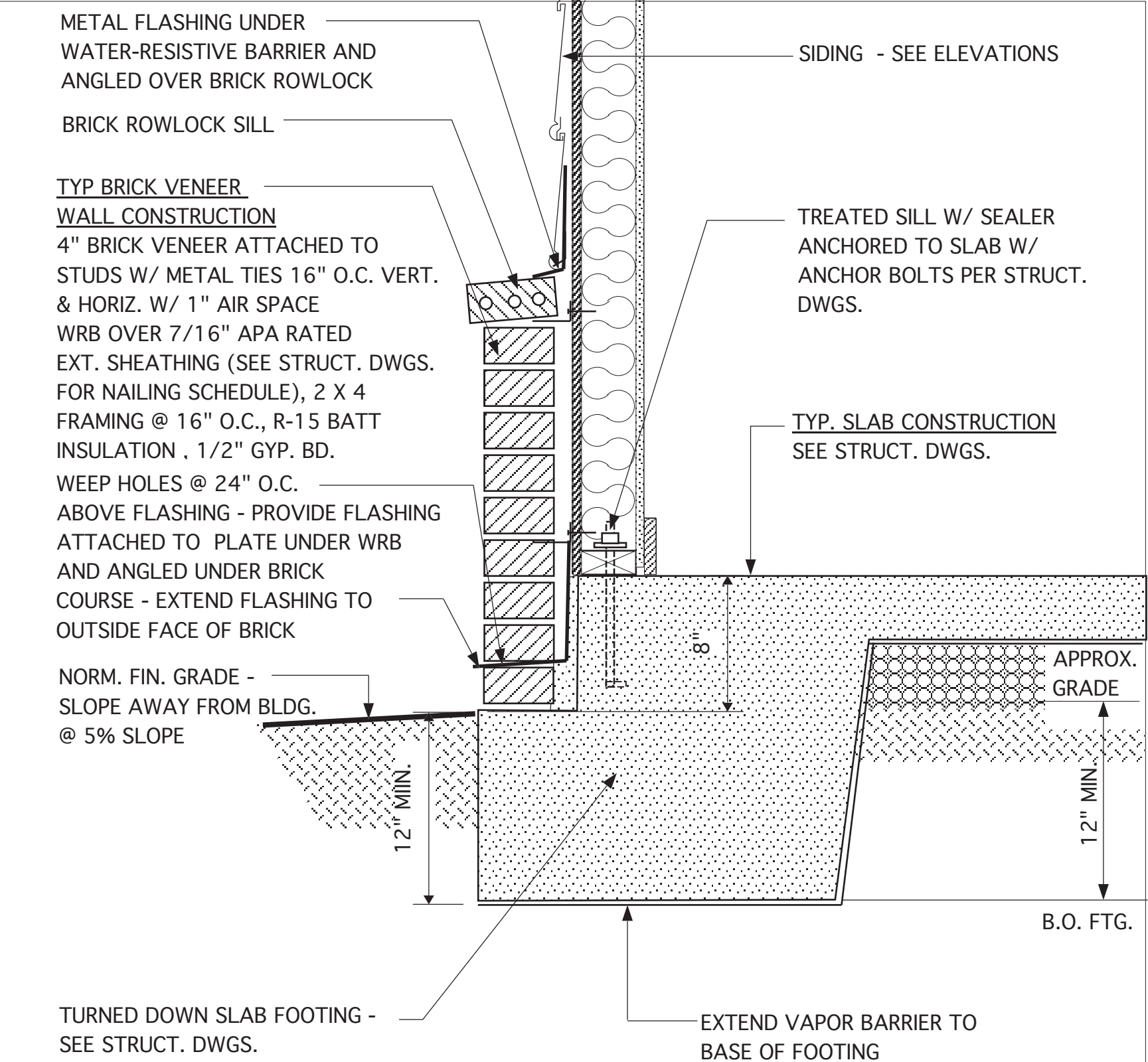
N.T.S.



3A EXT. GARAGE FRONT WALL W/ BRICK WAINSCOT VENEER



2A FOUND. DETAIL FRONT @ PORCH W/ BRICK WAINSCOT VENEER



1A FOUND. DETAIL @ FRONT WALL W/ BRICK WAINSCOT VENEER

JAMES WENTLING/  
ARCHITECT

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100 SOUTH BROAD STREET,  
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wentlinghouseplans.com

ARCHITECTURE

LAND PLANNING

GRAPHICS

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JAMES WALTER WENTLING  
REGISTERED ARCHITECT  
#642  
NORTH CAROLINA  
RALEIGH, N. C.  
2/23/23

REVISIONS

MARK	DATE	DESCRIPTION
DN	12-18-18	CONVERT HIGHGATE
AM	01-14-21	RE-STAMP SHEET
AM	09-09-21	RE-STAMP SHEET
JW	02-07-23	NEILL'S POINT/FARM
AC	02-23-23	GARAGE LEFT

PROJECT NO.

113-88

DATE

10-16-17

SCALE

1-1/2" = 1'-0" U.N.O.

DRAWN BY

DN

CHECKED BY

JW

ISSUED FOR

PERMITS/CONSTRUCTION

PROJECT TITLE

MODEL 6260 -  
GARAGE LEFT

CLIENT

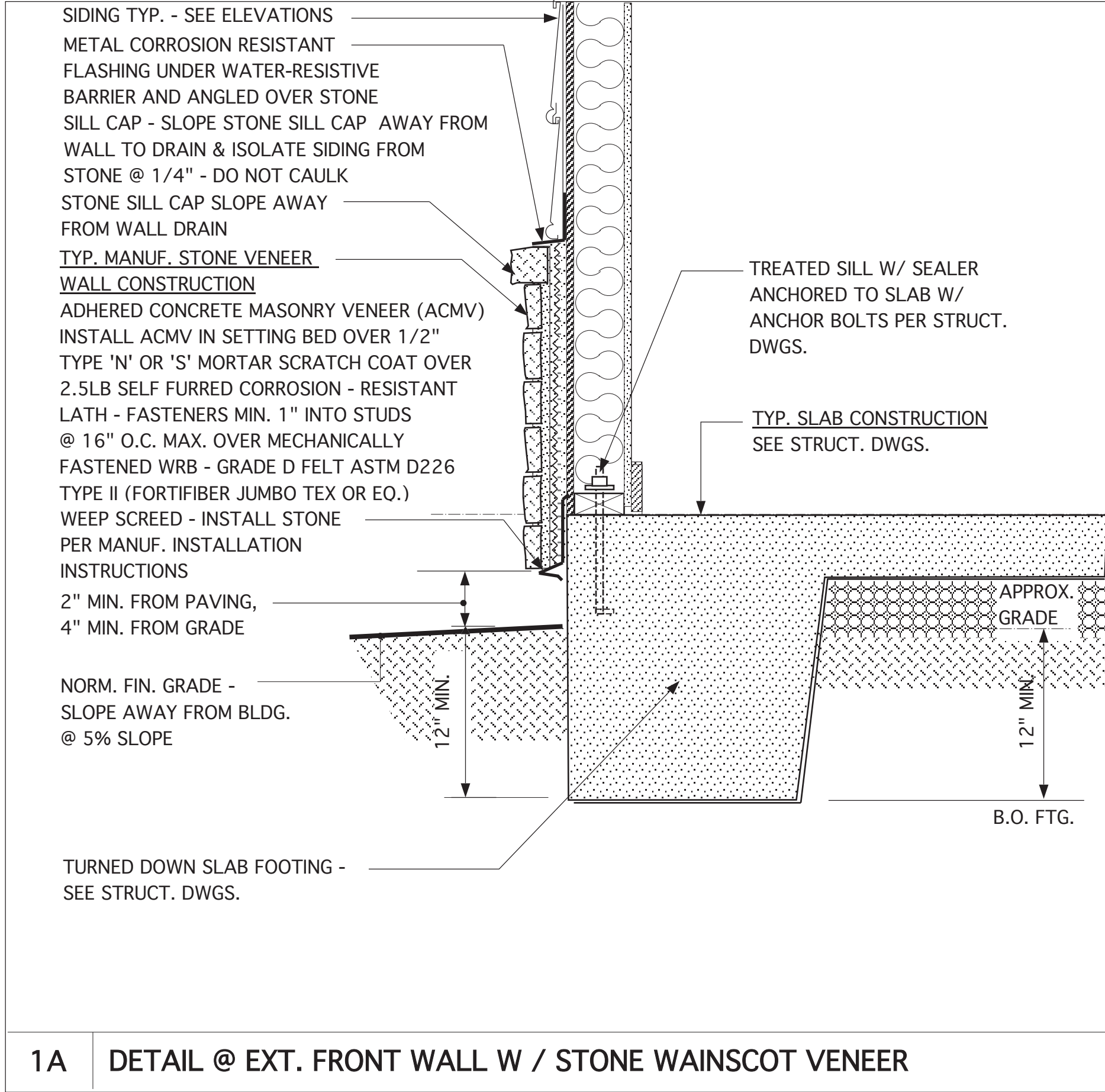
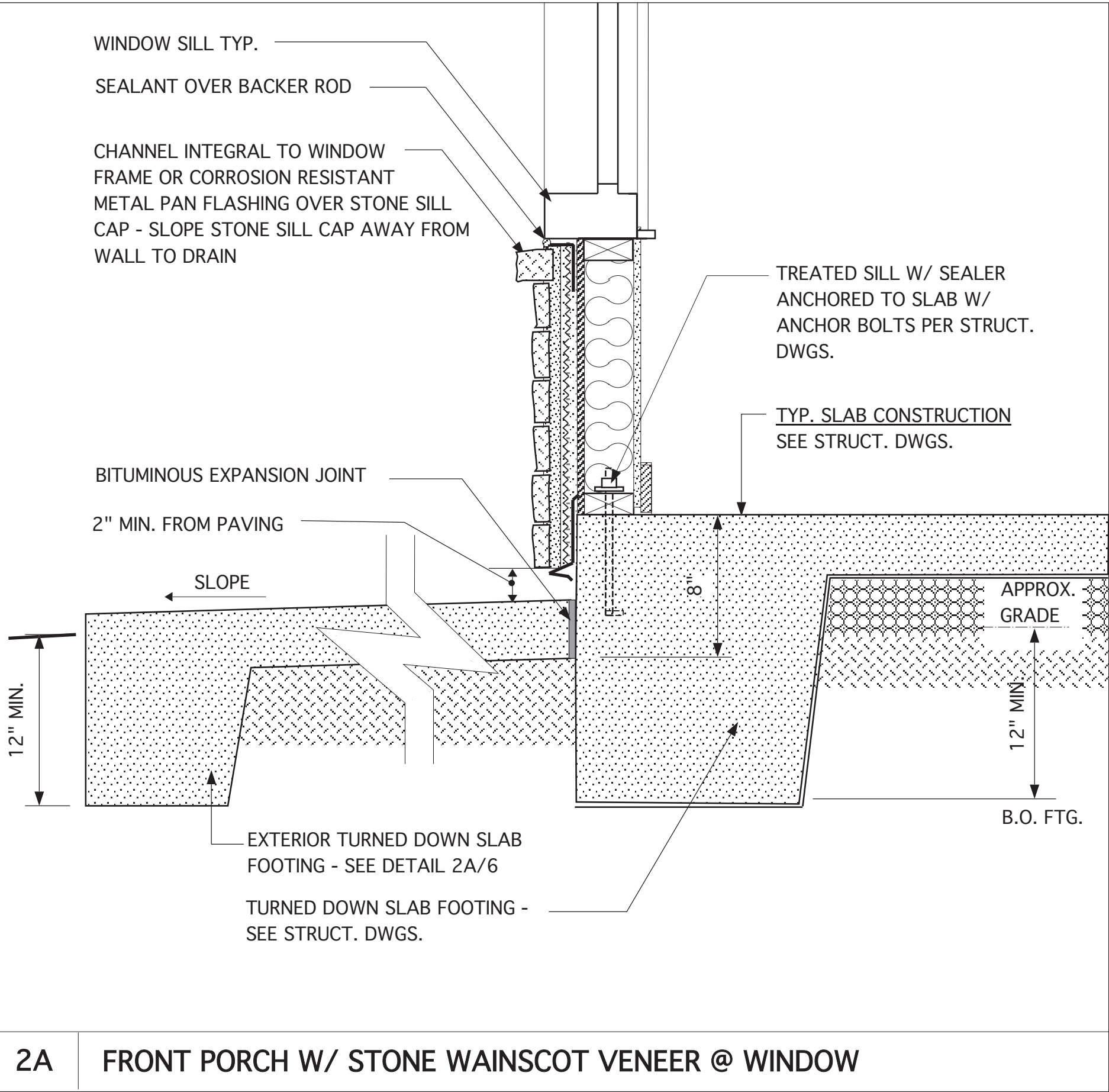
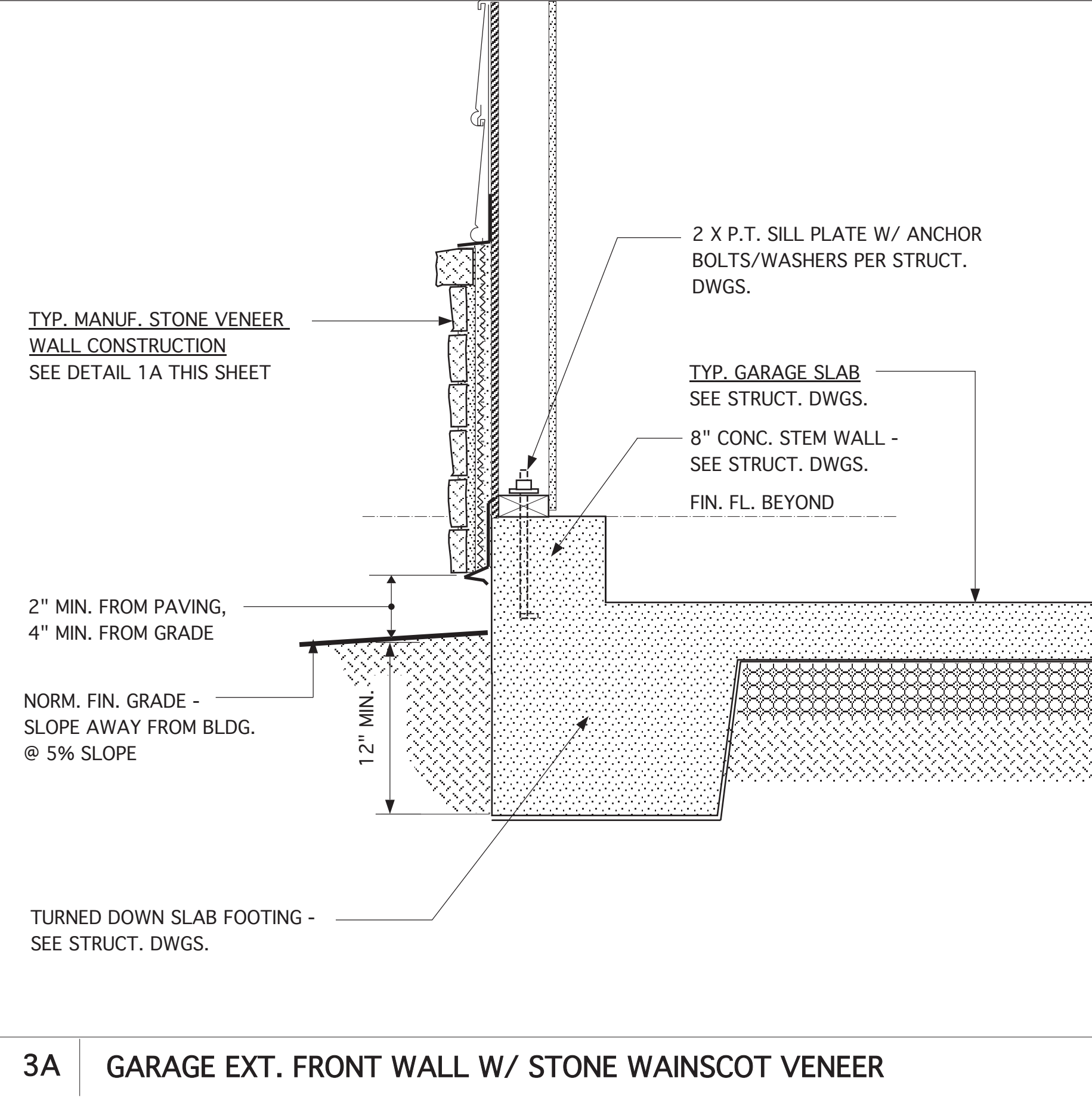
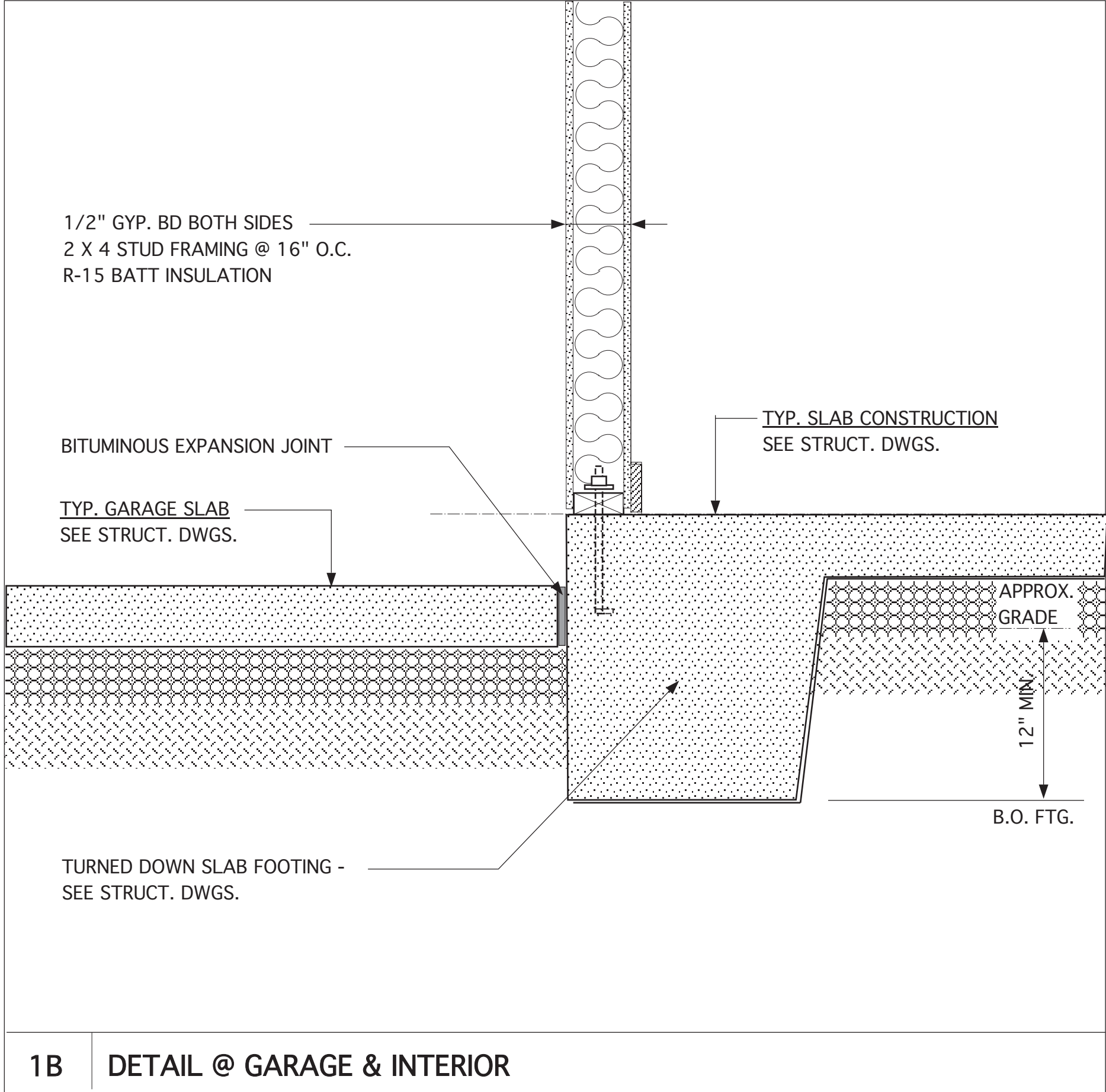
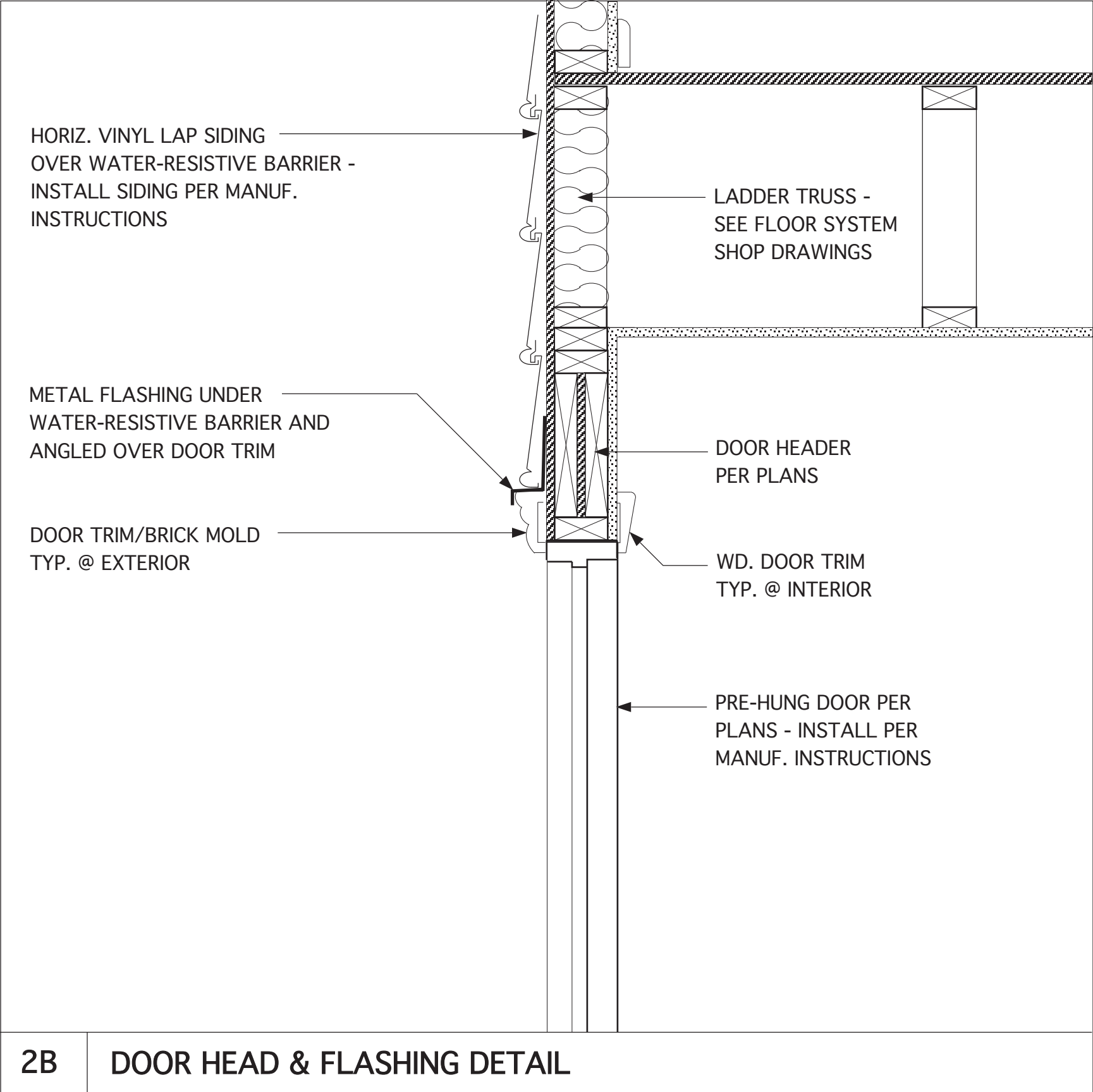
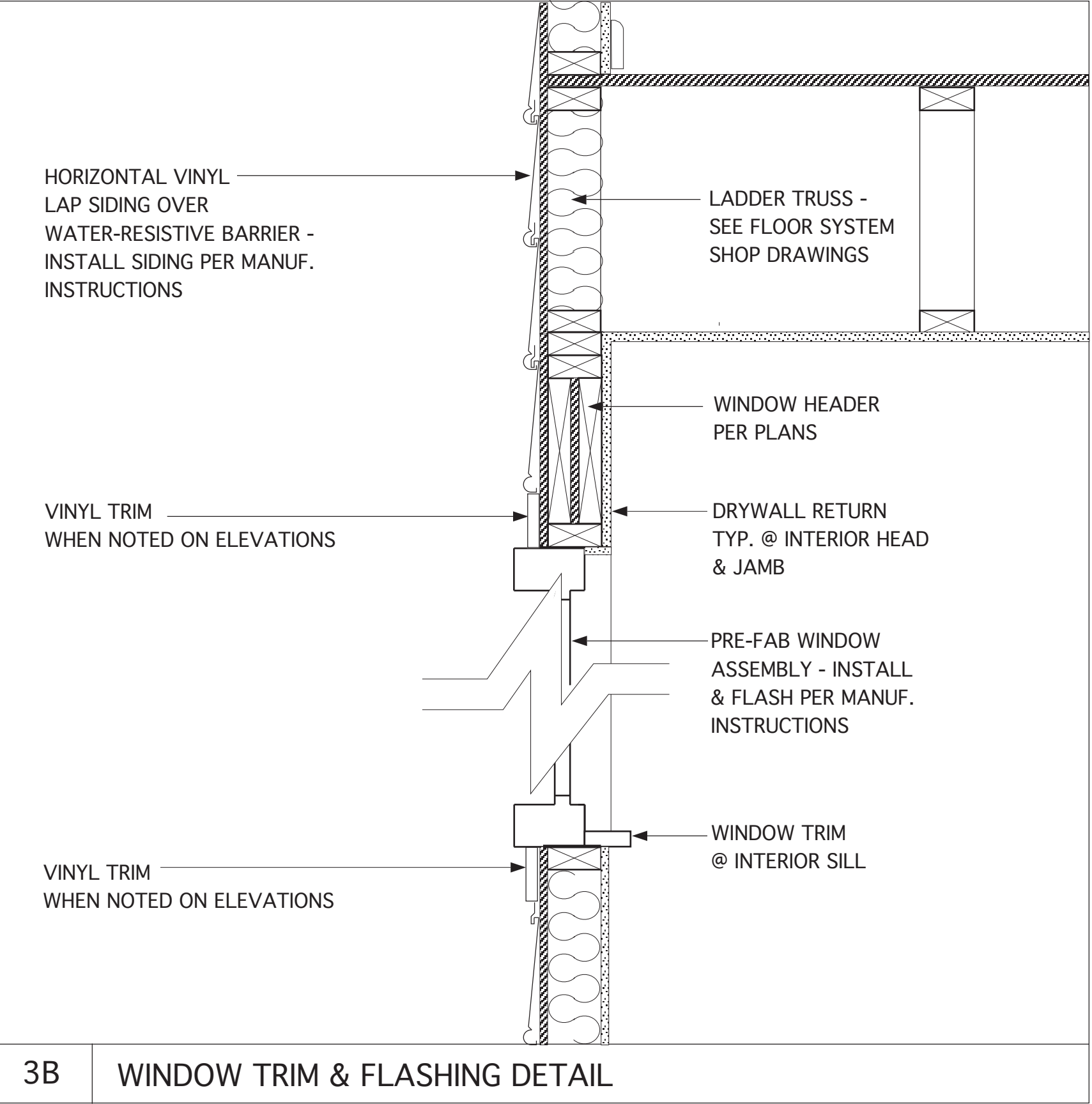
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HOMES OF NC  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
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DRAWING TITLE

MONOLITHIC SLAB  
FOUNDATION AND  
WALL DETAILS

SHEET

6.1



JAMES WENTLING/  
ARCHITECT

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
email - information@  
wentlinghouseplans.com

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DN	12-18-18	CONVERT HIGHGATE
AM	01-14-21	RE-STAMP SHEET
AM	09-09-21	RE-STAMP SHEET
JW	02-15-23	NEILL'S POINT/FARM
AC	02-23-23	GARAGE LEFT

PROJECT NO.  
113-88

DATE  
10-16-17

SCALE  
1-1/2" = 1'-0"

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CHECKED BY  
JW

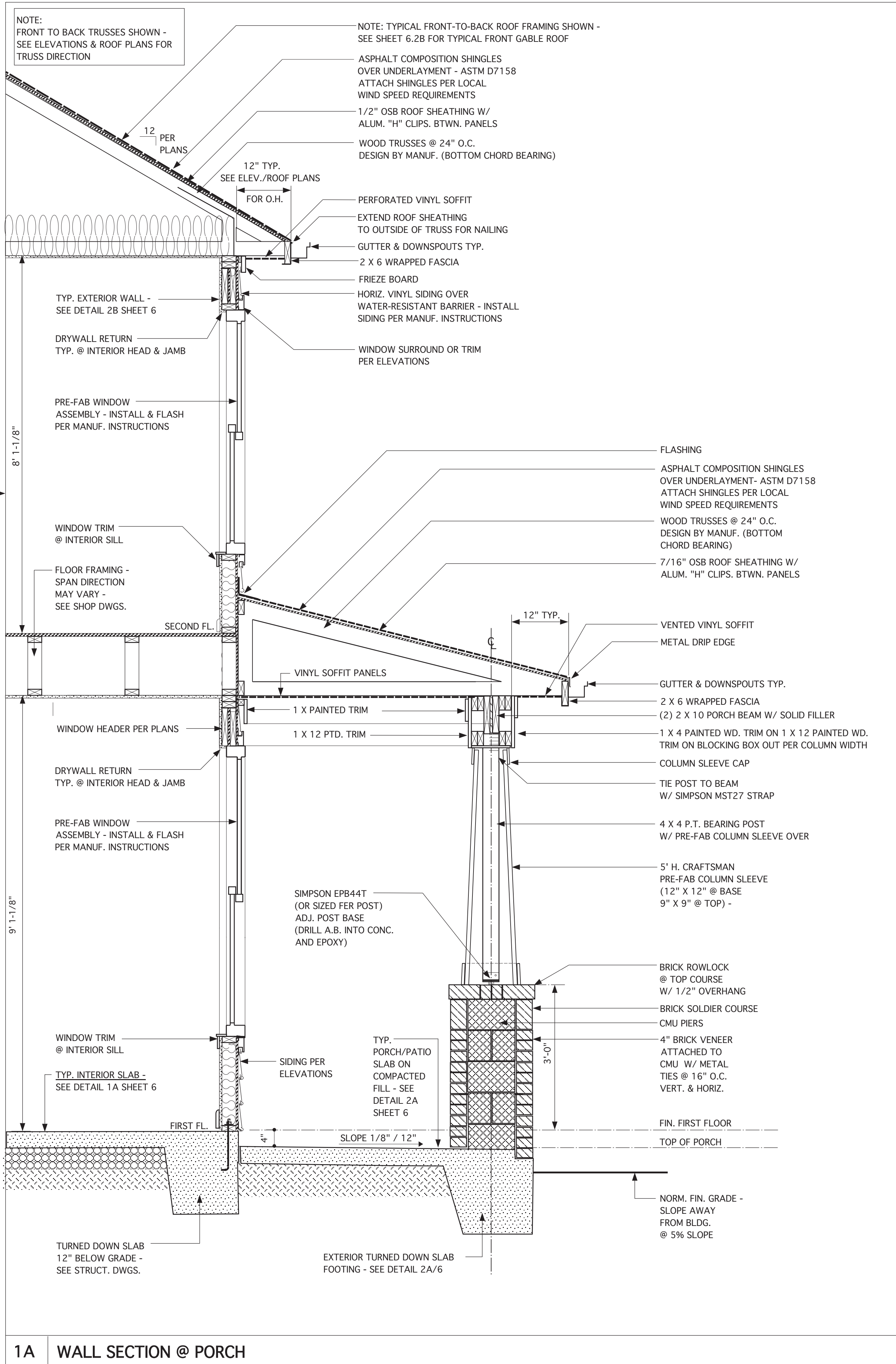
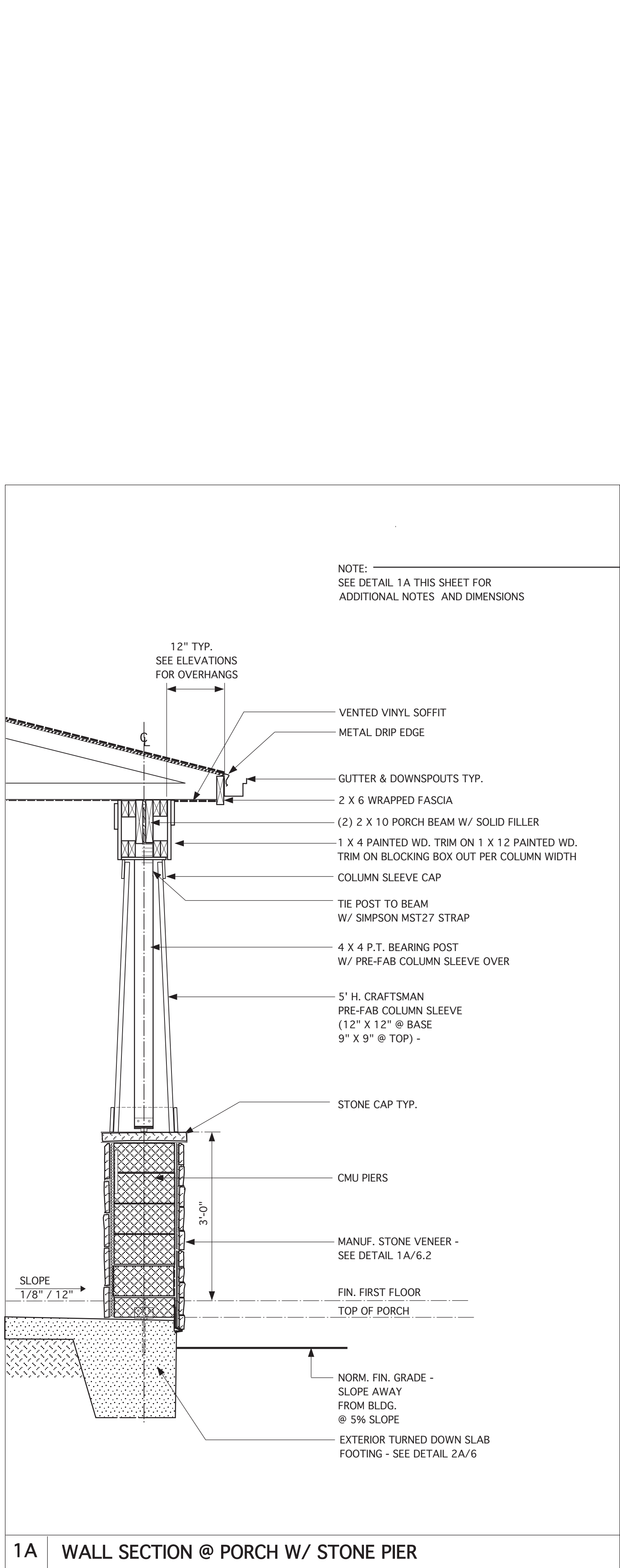
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MODEL 6260 -  
GARAGE LEFT

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DRAWING TITLE  
MONOLITHIC SLAB  
FOUNDATION  
AND WALL DETAILS

SHEET  
6.2



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MARK	DATE	DESCRIPTION
DN	12-18-18	CONVERT HIGHGATE
AM	01-14-21	REESTAMP SHEET
AM	09-09-21	REESTAMP SHEET
JW	02-15-23	NEILL'S POINT/FARM
AC	02-23-23	GARAGE LEFT

PROJECT NO.

113-88

DATE

01-08-18

SCALE

3/4" = 1'-0"

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DN

CHECKED BY

JW

ISSUED FOR

PERMITS/CONSTRUCTION

PROJECT TITLE

**MODEL 6260 -  
GARAGE LEFT**

CLIENT

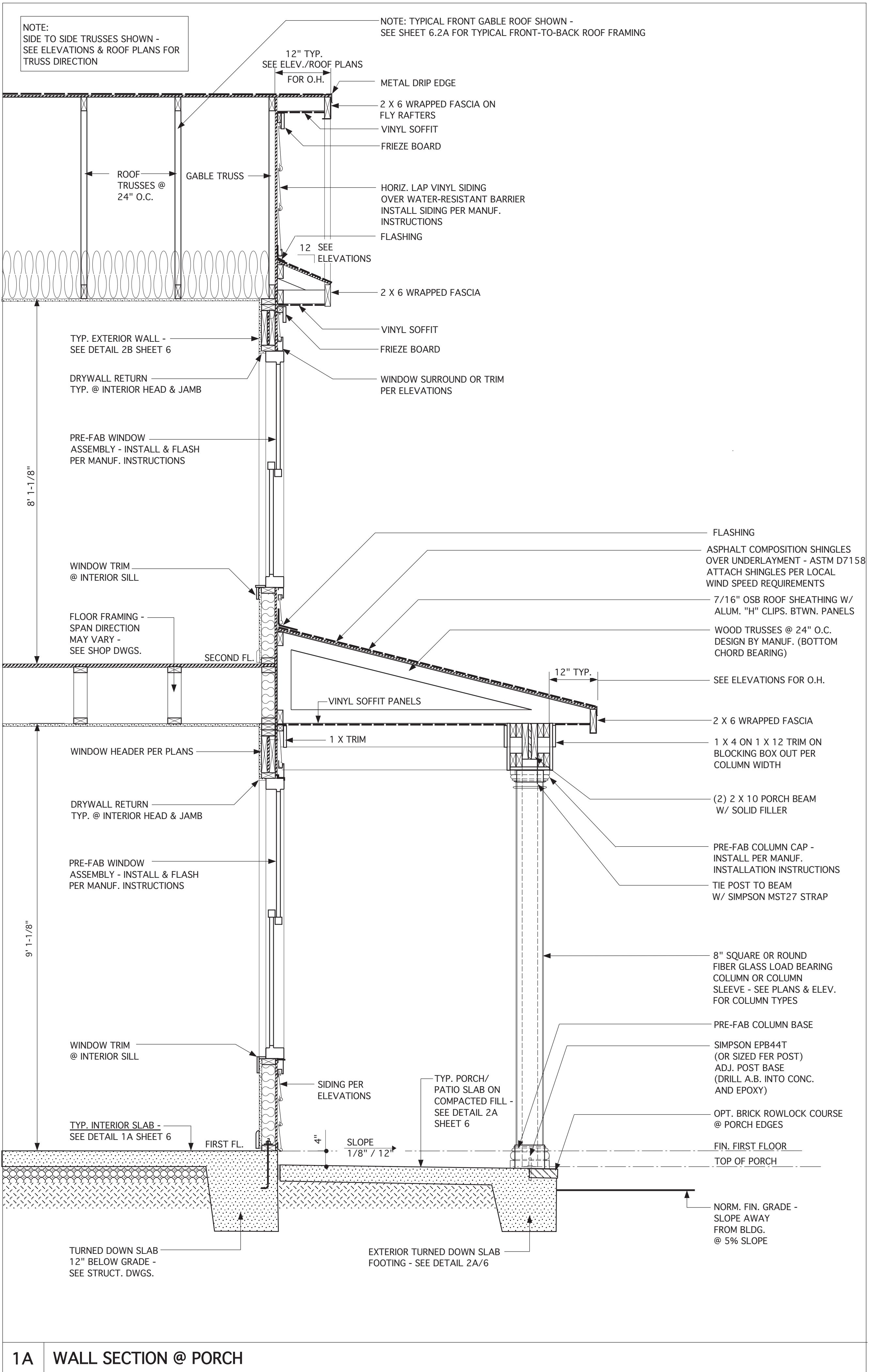
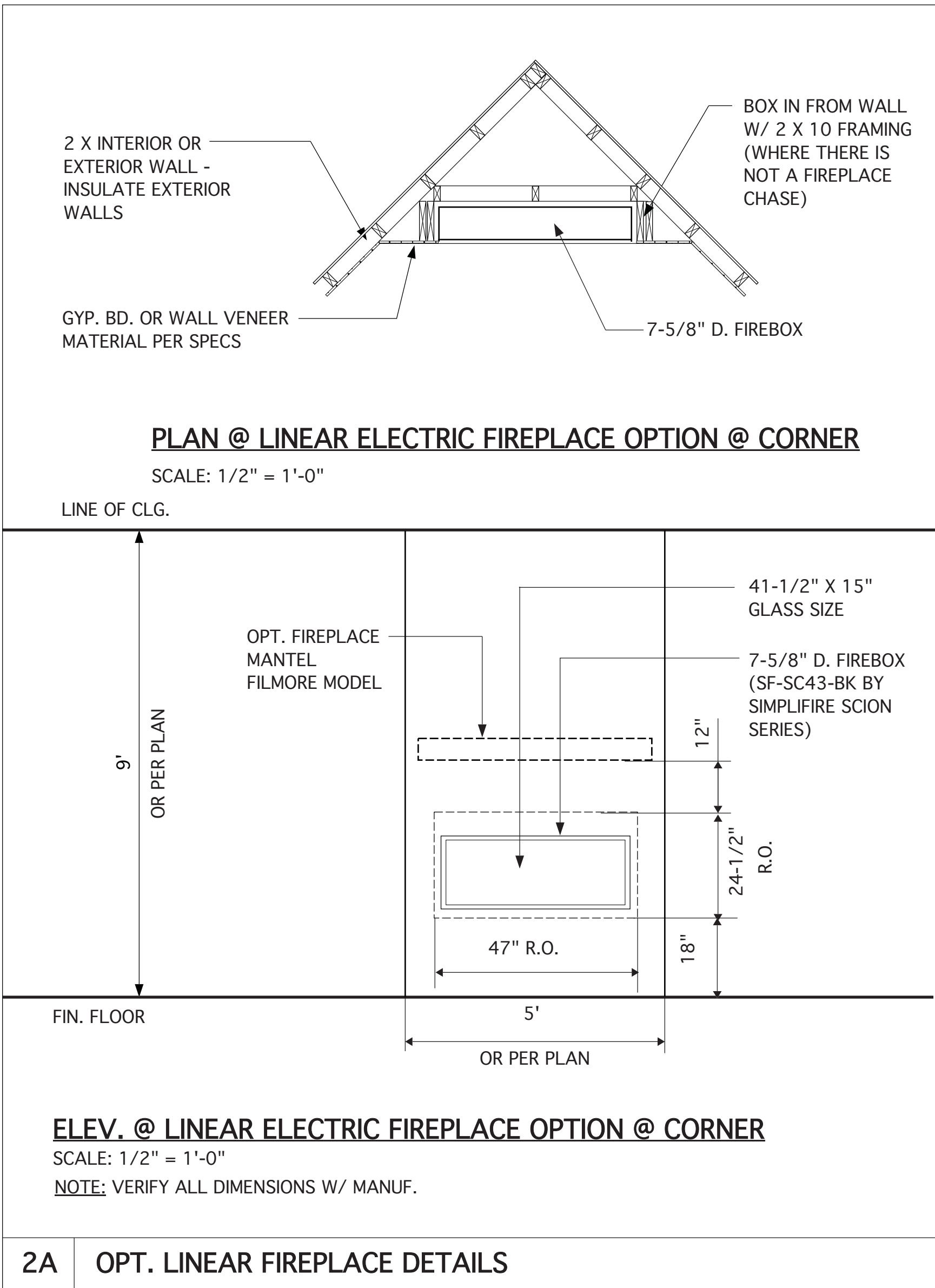
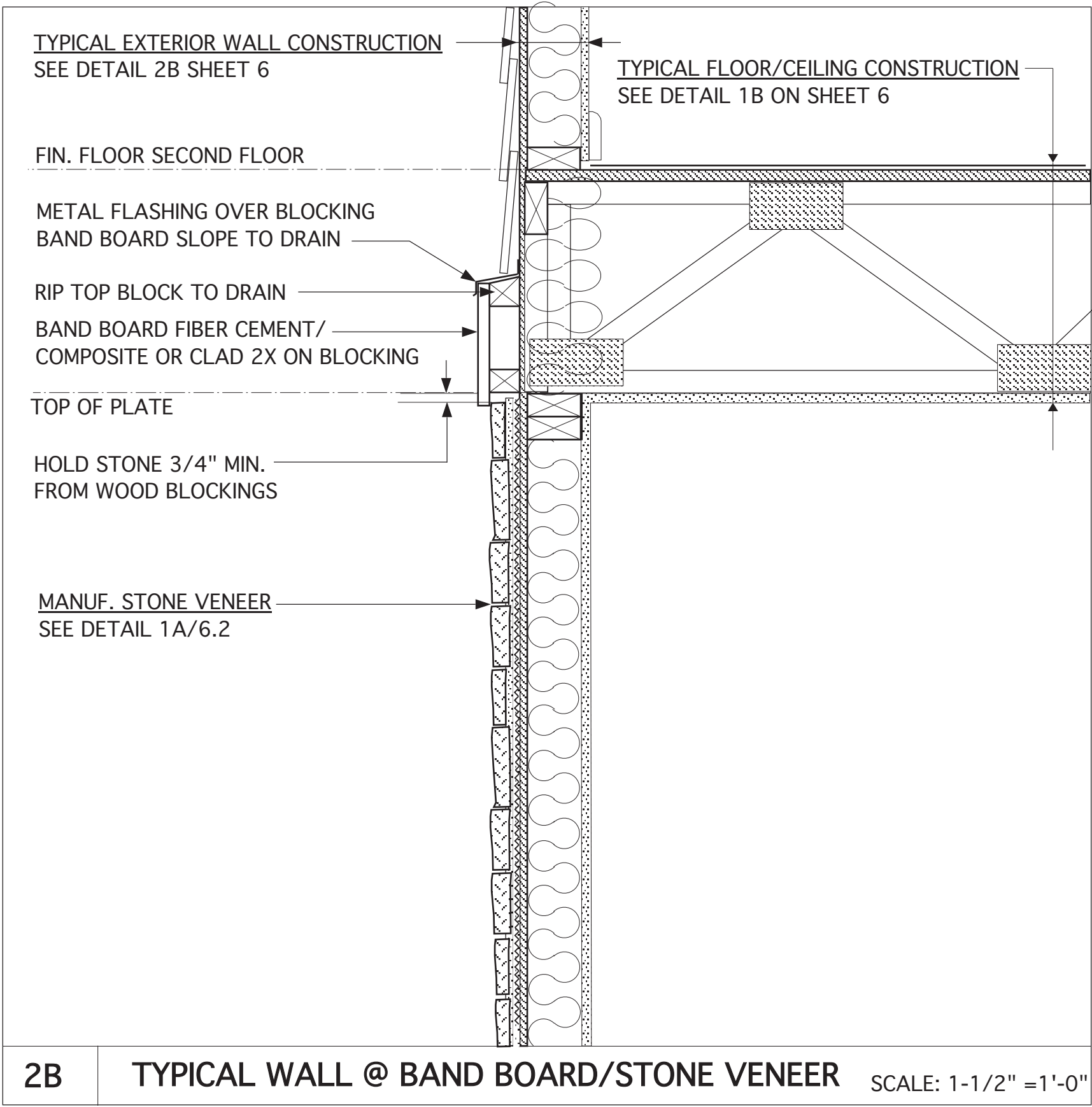
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DRAWING TITLE

**ELEVATION A -  
DETAILS**

SHEET

**6.2A**



**JAMES WENTLING/  
ARCHITECT**

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**JAMES WALTER WENTLING**  
REGISTERED ARCHITECT  
4642  
NORTH CAROLINA  
RALEIGH, N. C.  
1/4/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	12-18-18	CONVERT HIGHGATE
AM	01-14-21	REESTAMP SHEET
AM	09-09-21	REESTAMP SHEET
JW	02-15-23	NEILL'S POINT/FARM
DN	01-04-24	RECESSED FP.

PROJECT NO.	113-88
DATE	01-08-18
SCALE	3/4" = 1'-0" U.N.O.
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE

**MODEL 6260 -  
GARAGE LEFT**

CLIENT

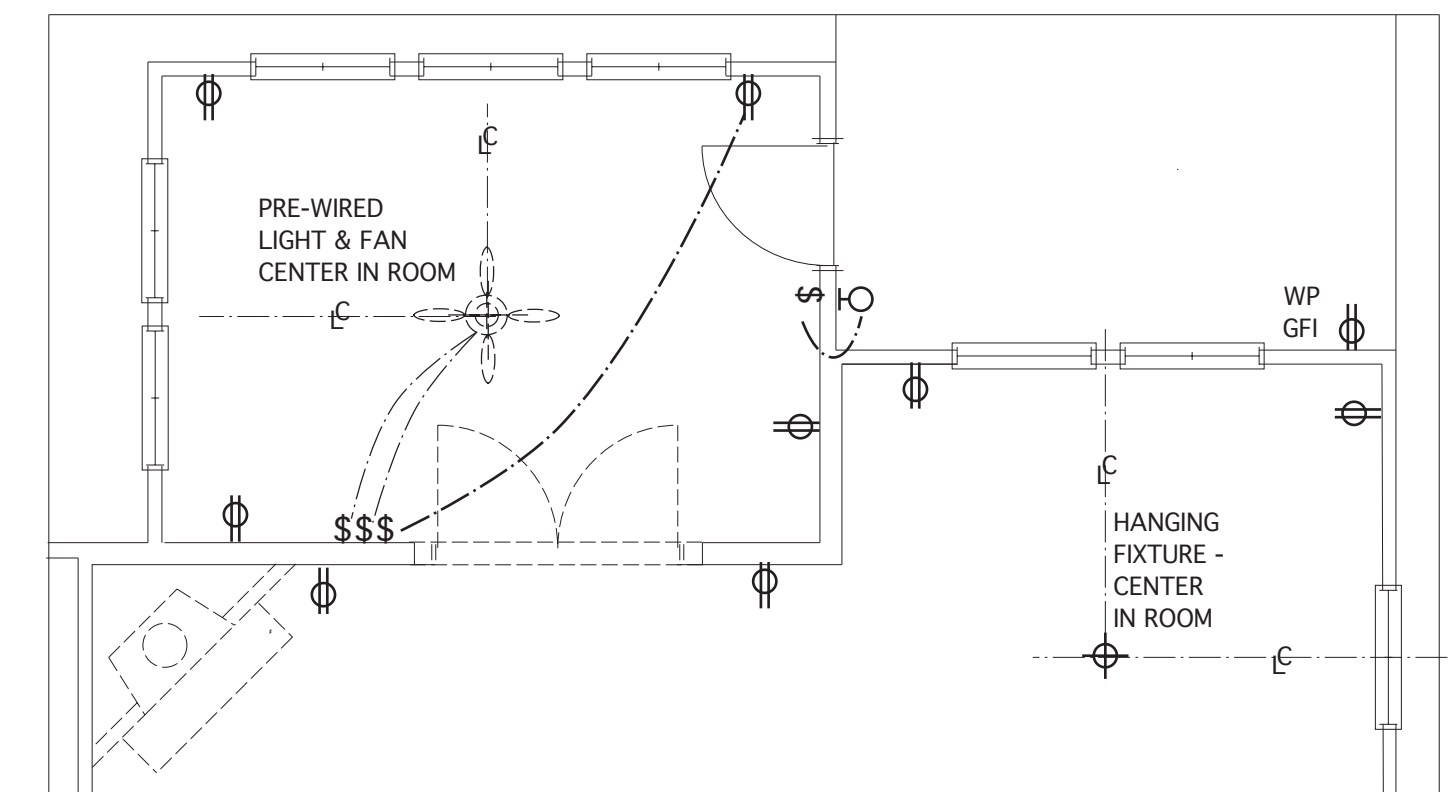
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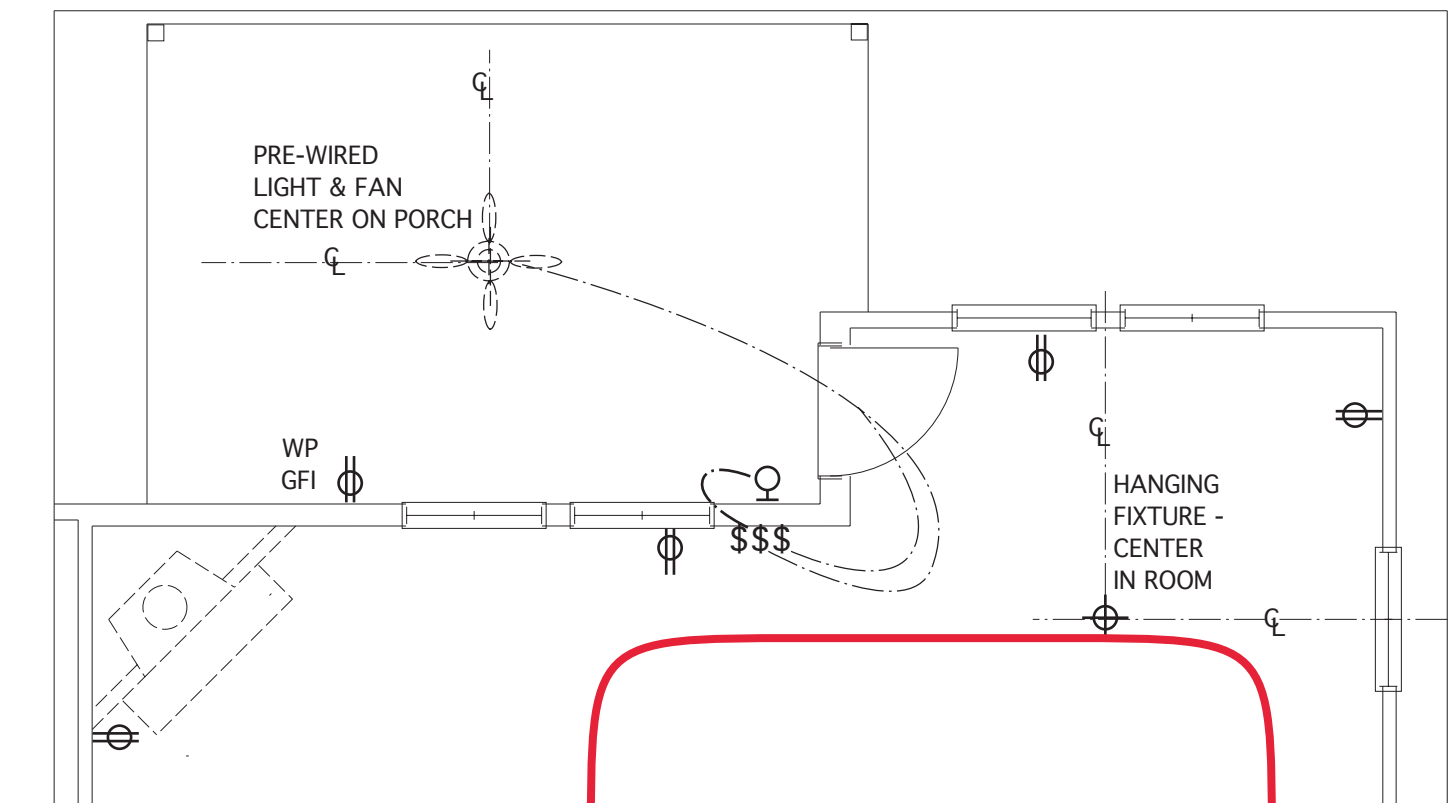
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DETAILS**

SHEET

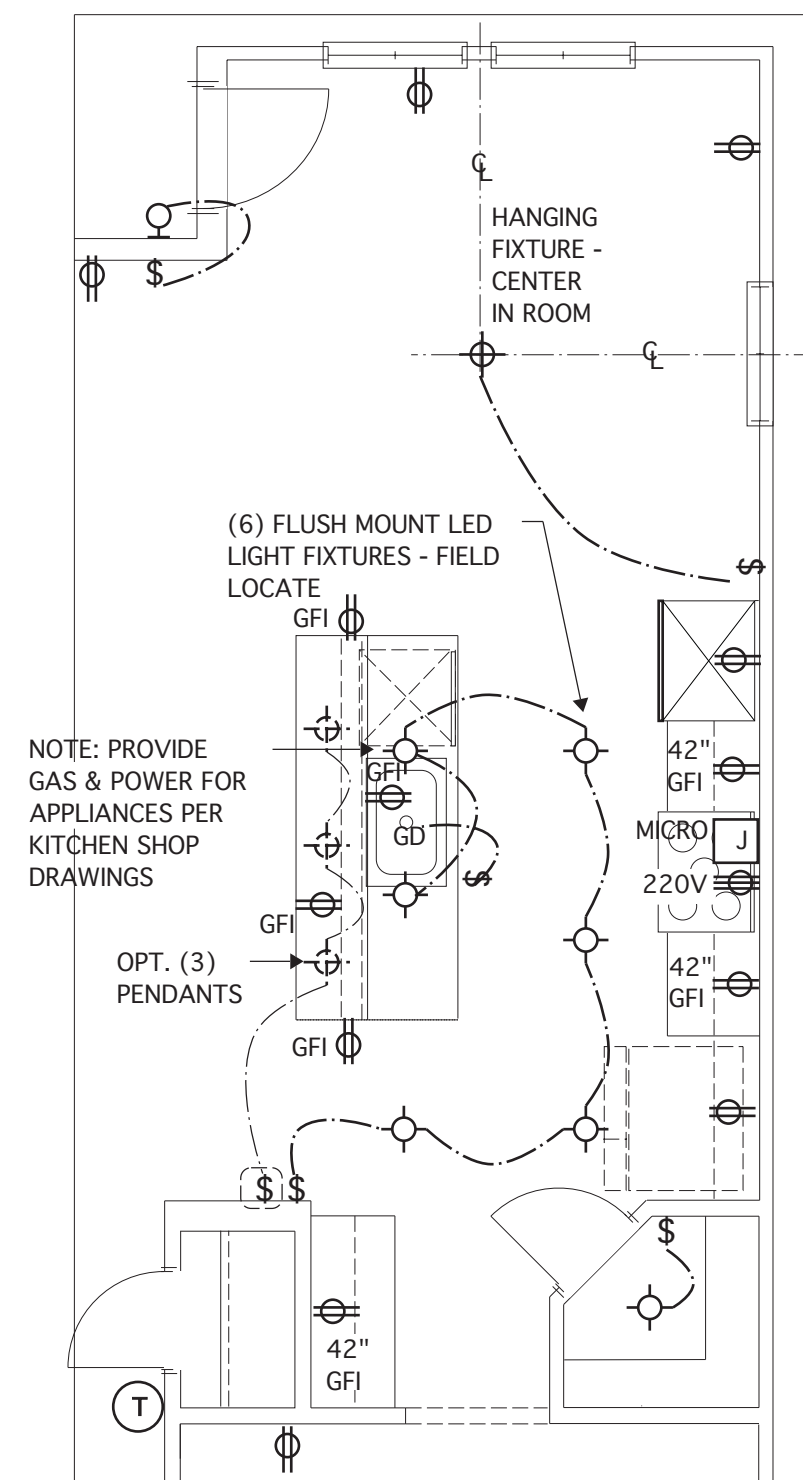
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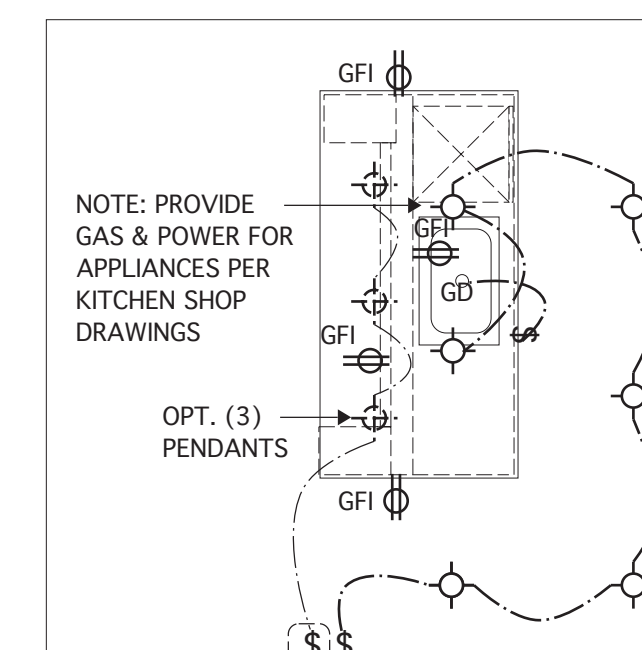
SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

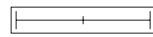


SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

7

TBD at design



STRUCTURAL NOTES

NC (2018 NCRG); Wind: 115-120 mph

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED, AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
- ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
  - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
  - ATTIC WITH PERMANENT STAIRS: (40 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT PERMANENT STAIRS: (20 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
  - STAIRS: (40 PSF, 10 PSF, L/360)
  - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
  - DECKS: (40 PSF, 10 PSF, L/360)
  - GUARDRAILS AND HANDRAILS: (200 LBS)
  - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
  - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
  - SNOW: (20 PSF)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DC46) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (NO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWN CUT TO A DEPTH OF 1/2" (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAW CUT IN SLAB ON A +10'-0" x +10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

8. ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPF # 3 OR SYP #3 (Fb(perp) = 425 PSI - MIN).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER. Fb=2600 PSI, Fv=285 PSI, E=1.4x10<sup>6</sup> PSI. P.S.L. SHALL BE PARALLEL STRAND LUMBER. Fb=2400 PSI, Fv=210 PSI, E=2.0x10<sup>6</sup> PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER. Fb=2250 PSI, Fv=1400 PSI, E=1.55x10<sup>6</sup> PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

10. ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.

11. ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

12. REBAR SHALL BE DEFORMED STEEL, ASTM#65, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.

13. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX) AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

14. BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 1/4" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.8.3 LINTELS.

FRAMING NOTES

NC (2018 NCRG); Wind: 115-120 mph

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMINGS.

2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B, 1/4" THICK, EXPOSURE C, 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.

3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES, (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.

4. "HD" = HOLD-DOWN. HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
- \*\*SECOND/FIRST FLOORS: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - \*\*MIETER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.

5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL (NOTED AS "IBWSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "1" IN TABLE R602.3(b) OR AS BELOW PER NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
- UP TO 3' SPAN: (1) KING STUD
  - OVER 3' UP TO 6' SPAN: (2) KING STUDS
  - OVER 6' UP TO 9' SPAN: (3) KING STUDS
  - OVER 9' UP TO 12' SPAN: (4) KING STUDS
  - OVER 12' UP TO 15' SPAN: (5) KING STUDS

TRUSS SYSTEM REQUIREMENTS

NC (2018 NCRG); Wind: 115-120 mph

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.

2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).

4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

PORCH POST NOTES:

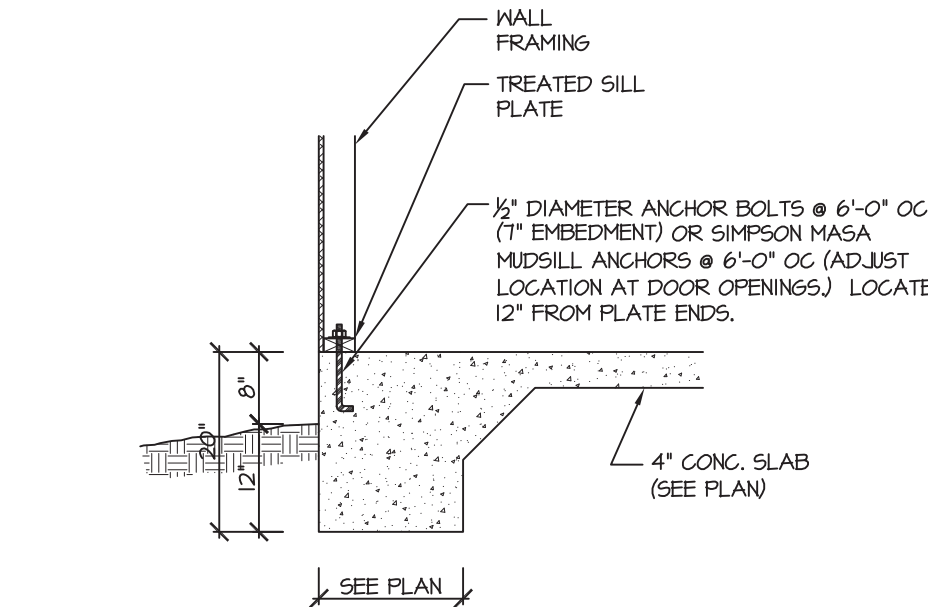
- 4X4 (6x6) TRTD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.

1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.

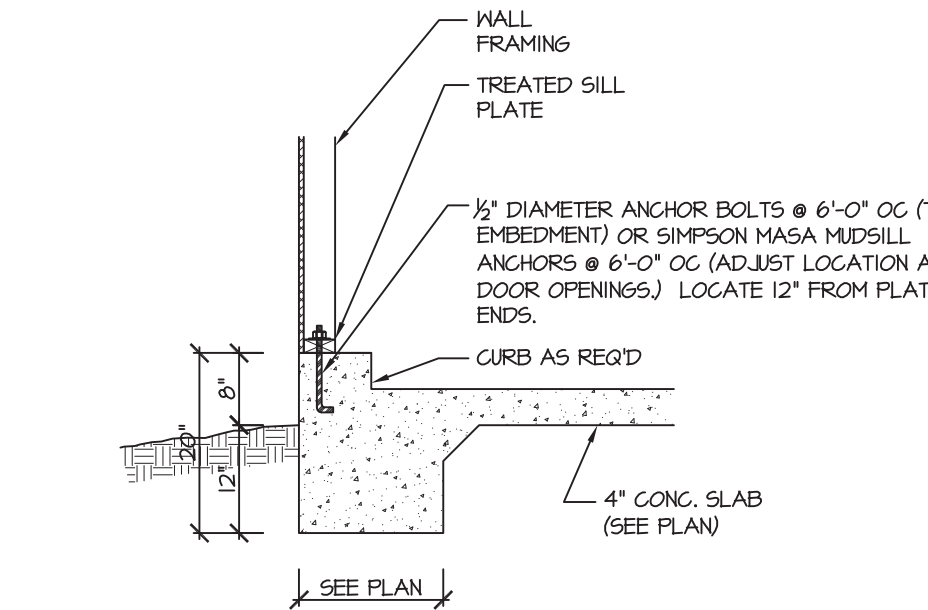
3. POST BASE: SIMPSON AB344 (ABU66).
- 3.1. MONO 3/8" ANCHOR (EMBED 1")
- 3.2. CMU 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)

4. POST BASE, WOOD FOUNDATION: (2) SIMPSON C516 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.

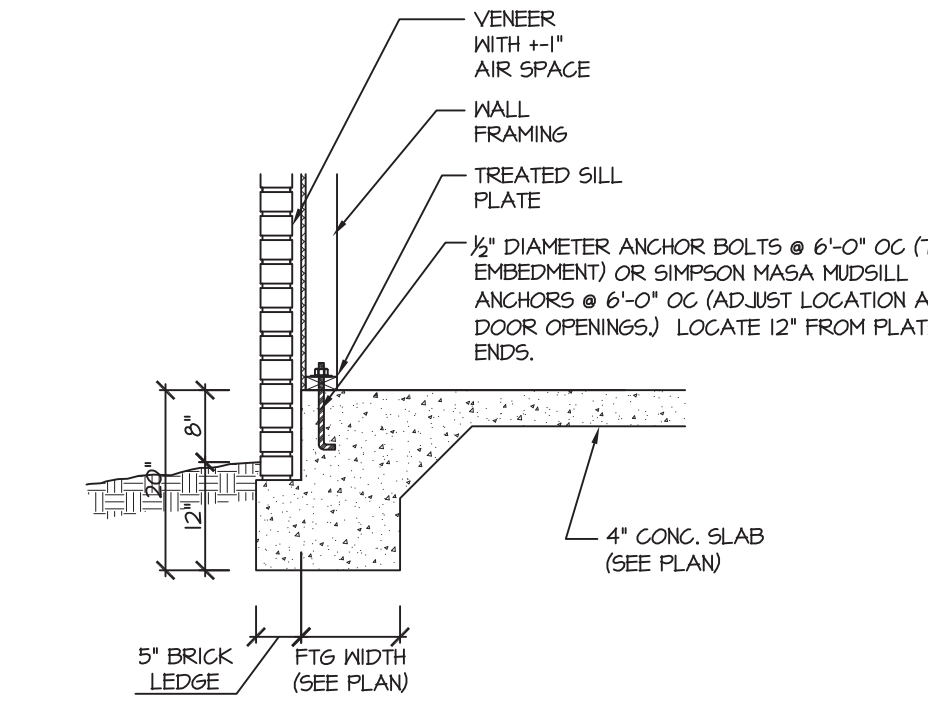
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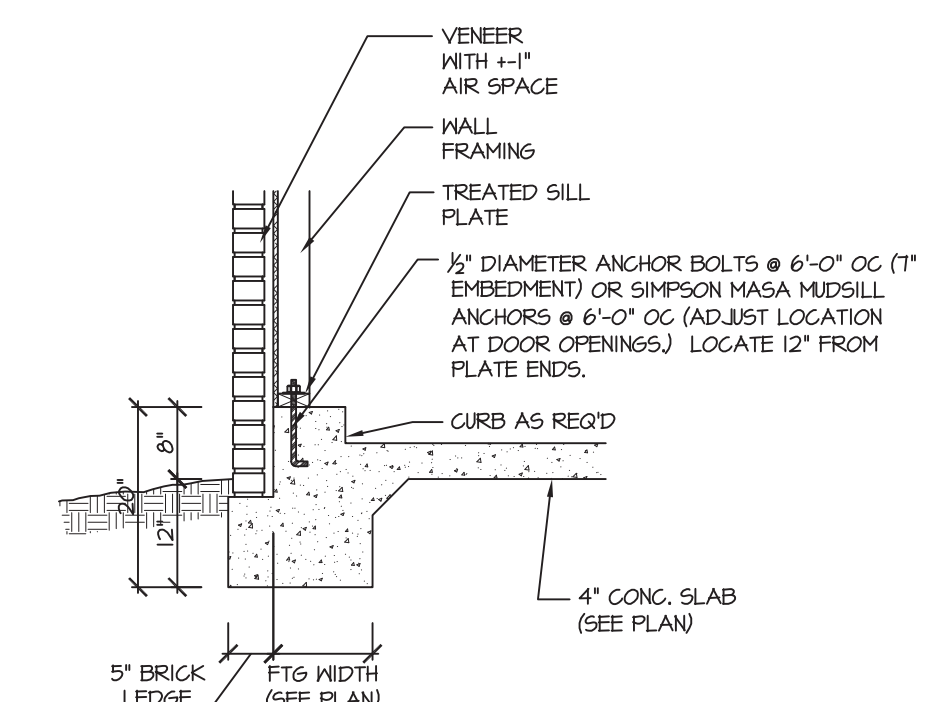
115-120 MPH 104A SD MONOLITHIC SLAB FOOTING (SIDING OR EQUAL)



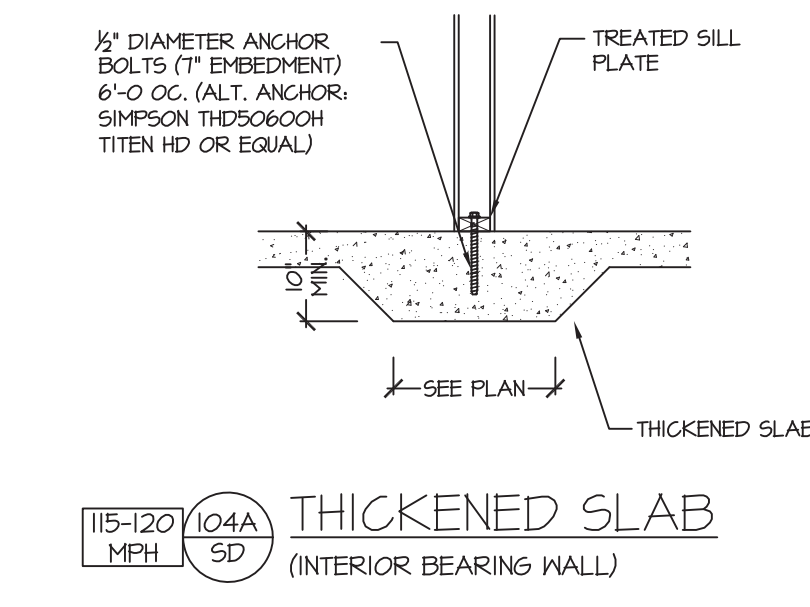
115-120 MPH 101A SD MONOLITHIC SLAB @ GARAGE (SIDING OR EQUAL)



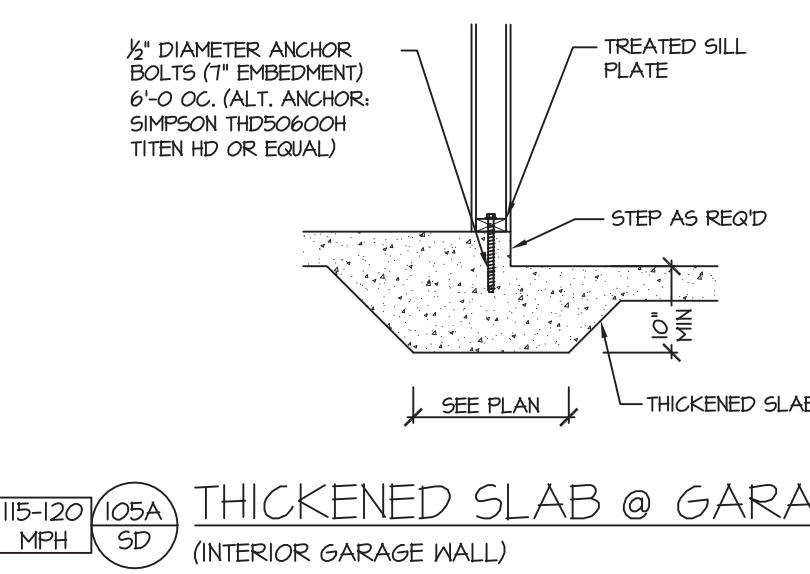
115-120 MPH 102A SD MONOLITHIC SLAB FOOTING (VENEER)



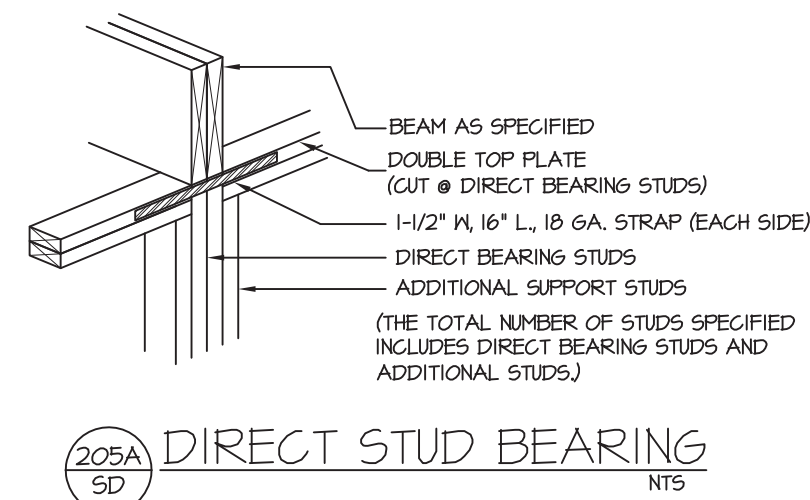
115-120 MPH 103A SD MONOLITHIC SLAB @ GARAGE (VENEER)



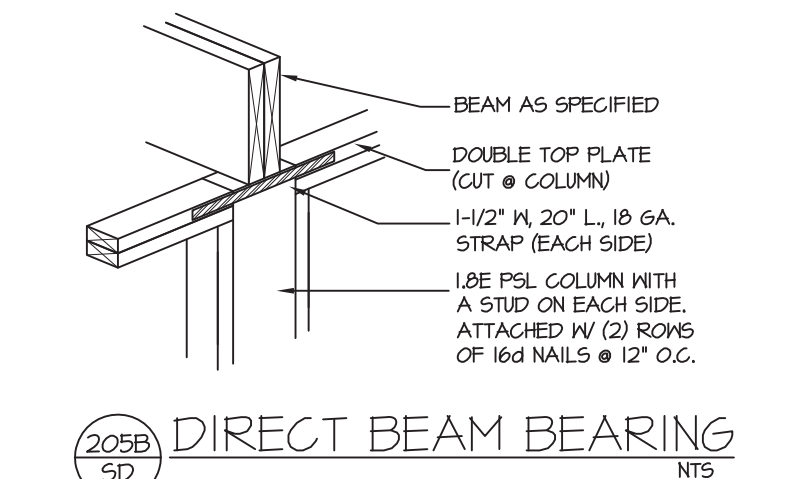
115-120 MPH 104A SD THICKENED SLAB (INTERIOR BEARING WALL)



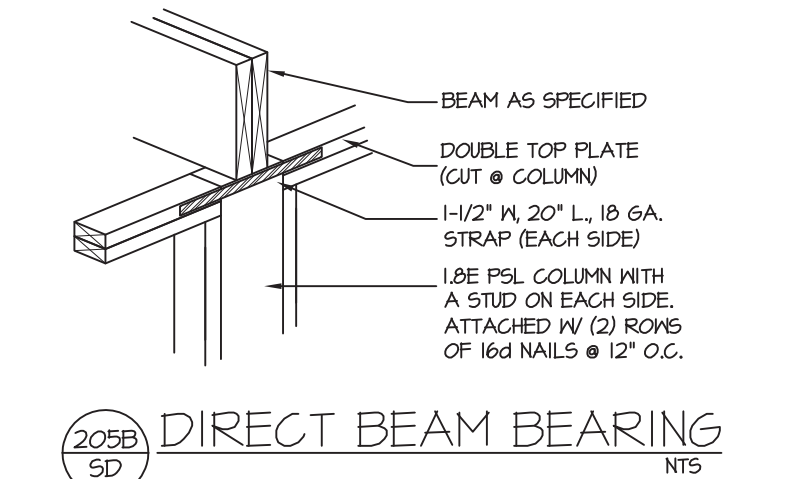
115-120 MPH 105A SD THICKENED SLAB @ GARAGE (INTERIOR GARAGE WALL)



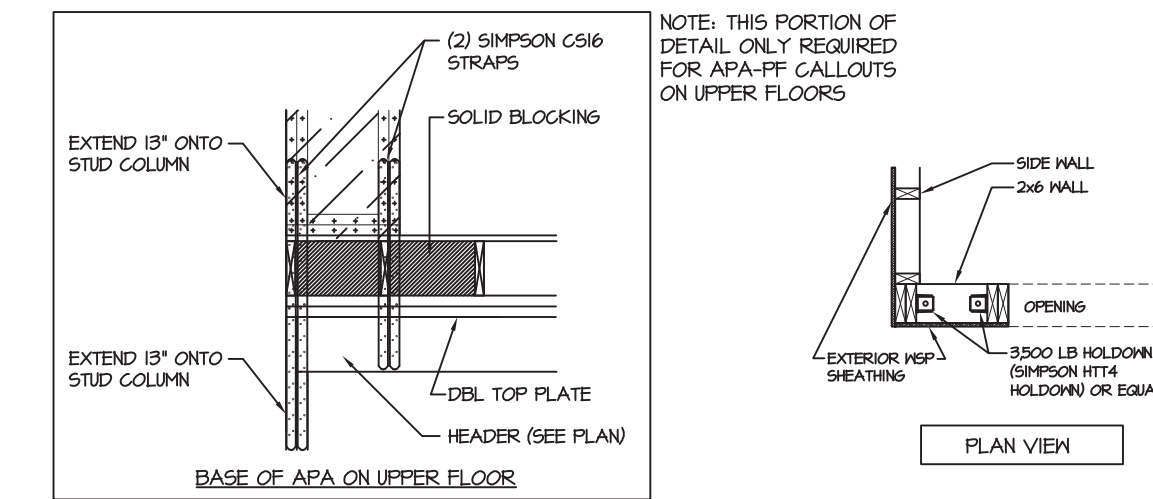
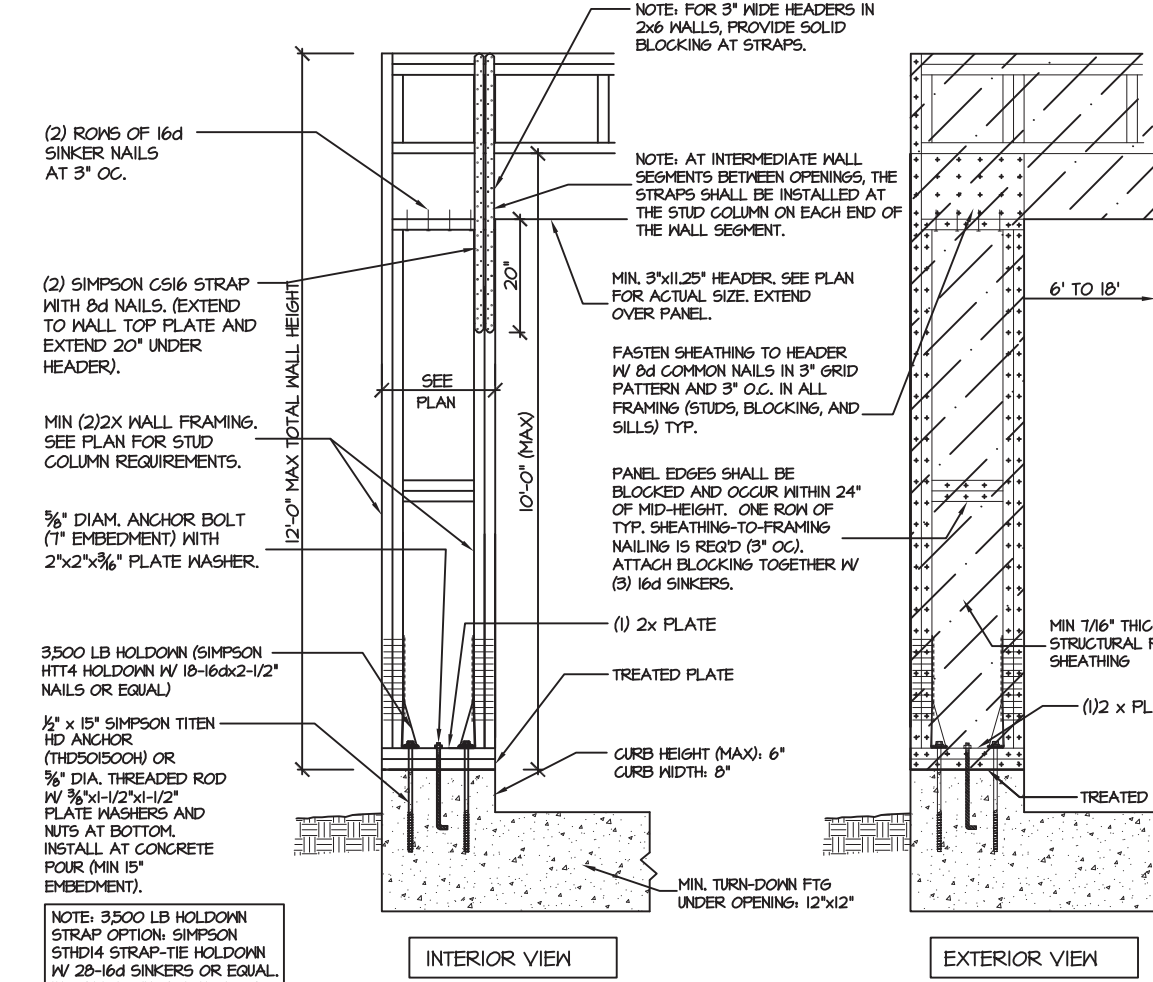
209A SD DIRECT STUD BEARING NTS



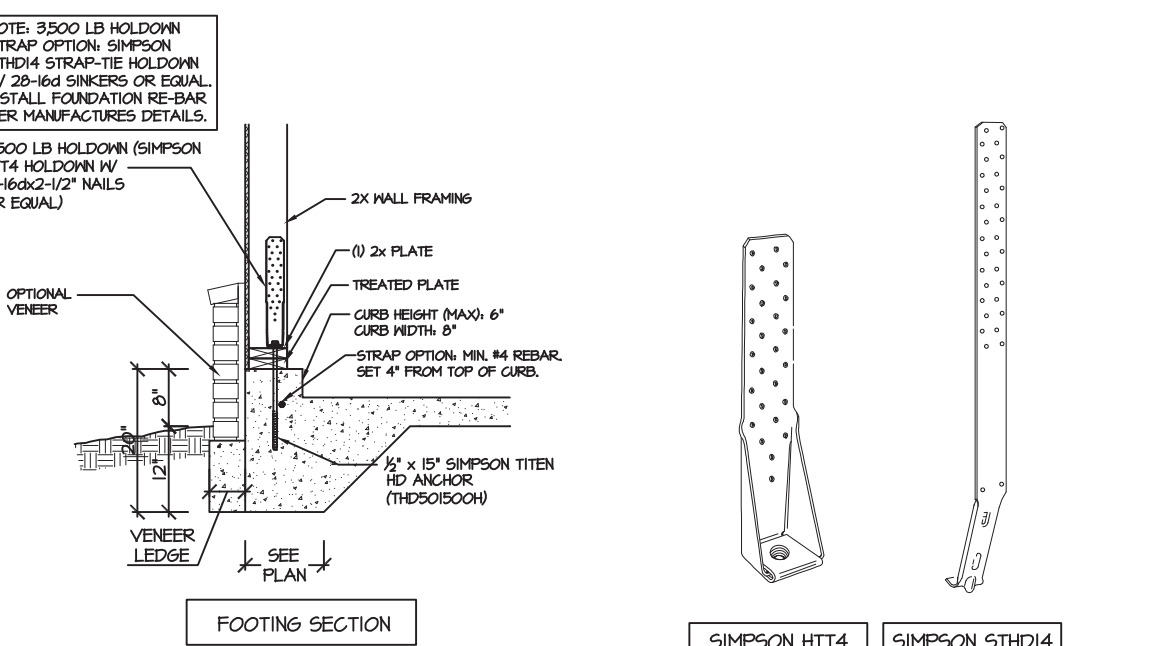
209B SD DIRECT BEAM BEARING NTS



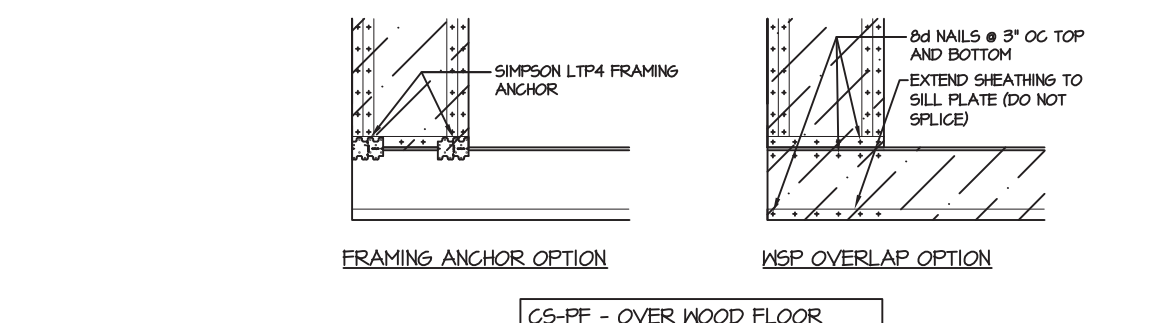
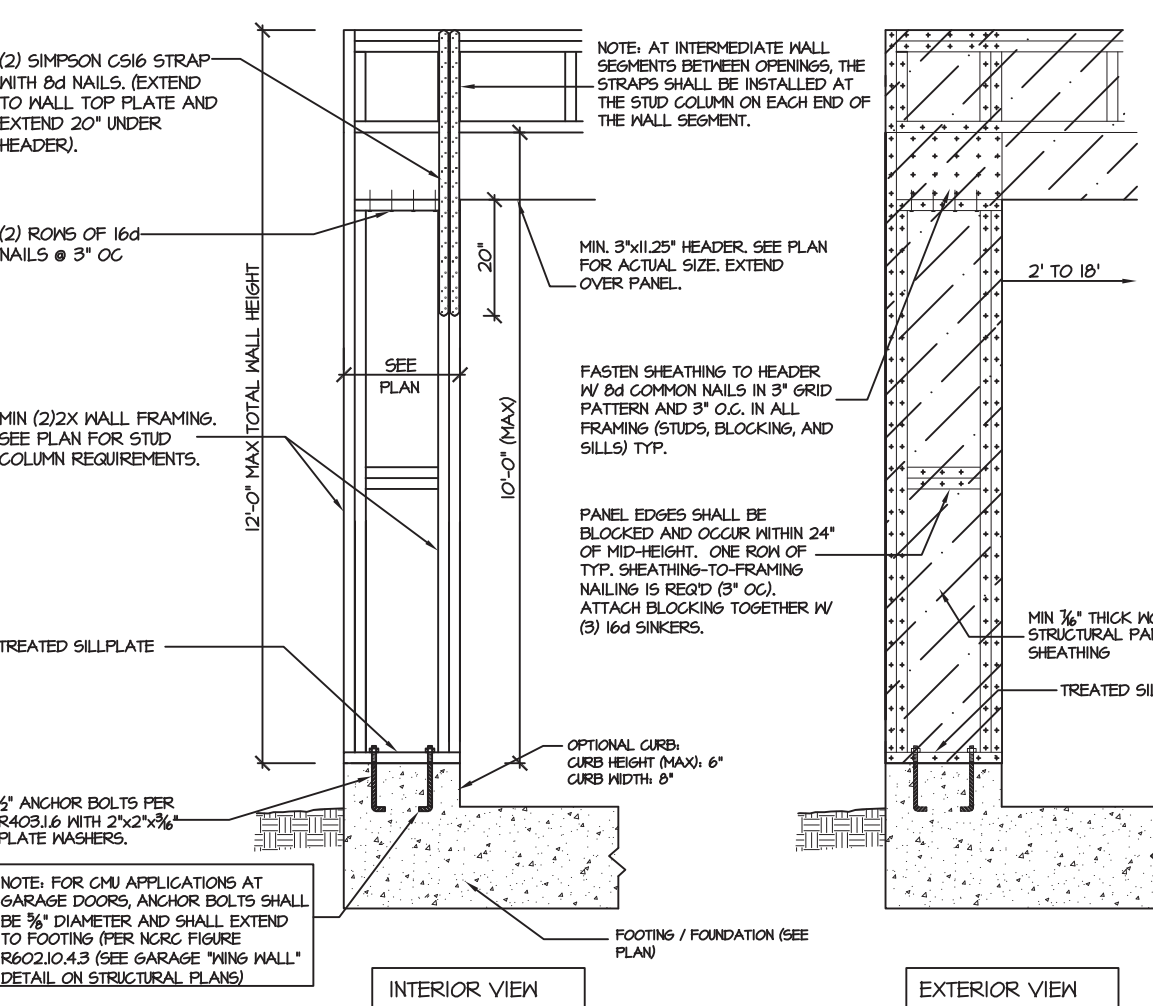
209B SD DIRECT BEAM BEARING NTS



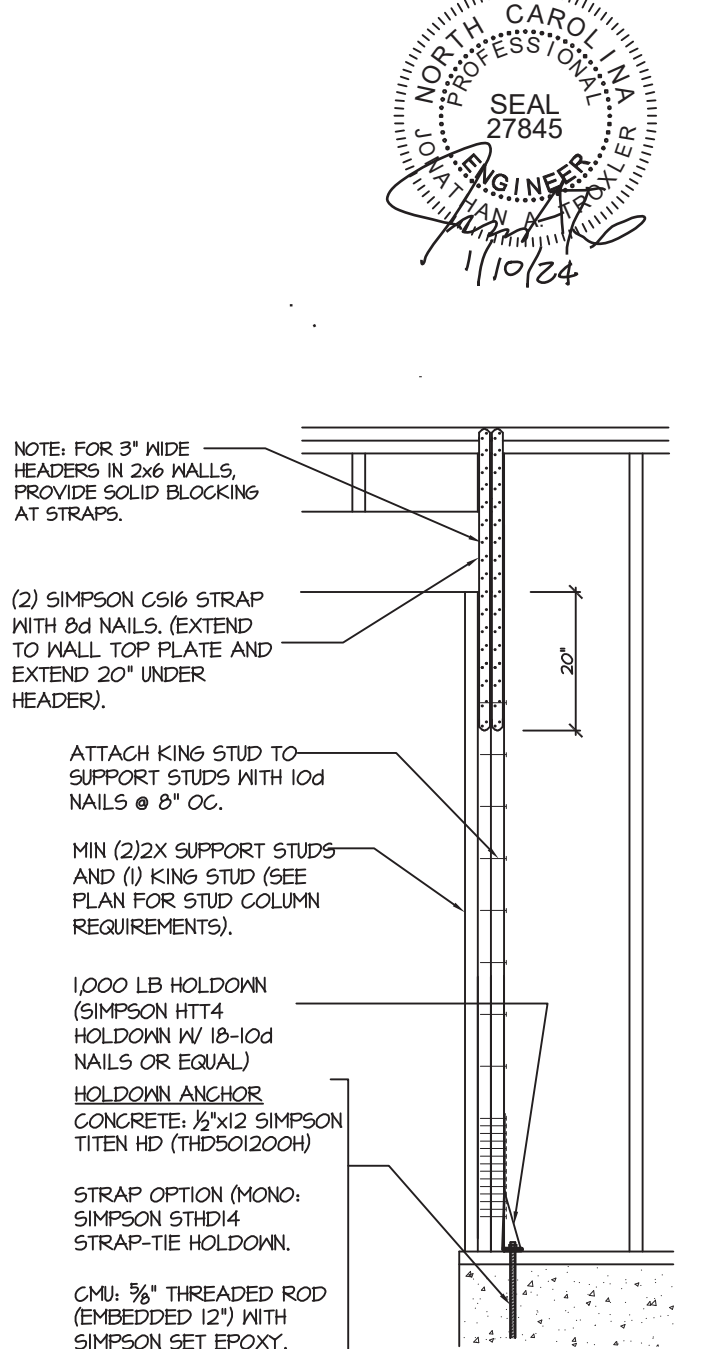
400 SD APA PORTAL FRAME W/ HOLD-DOWNS DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



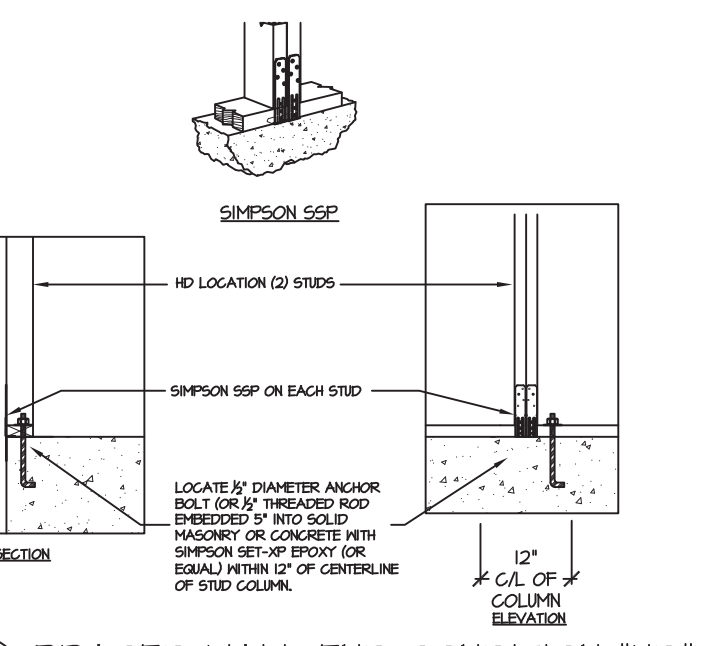
400 SD APA PORTAL FRAME W/ HOLD-DOWNS DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



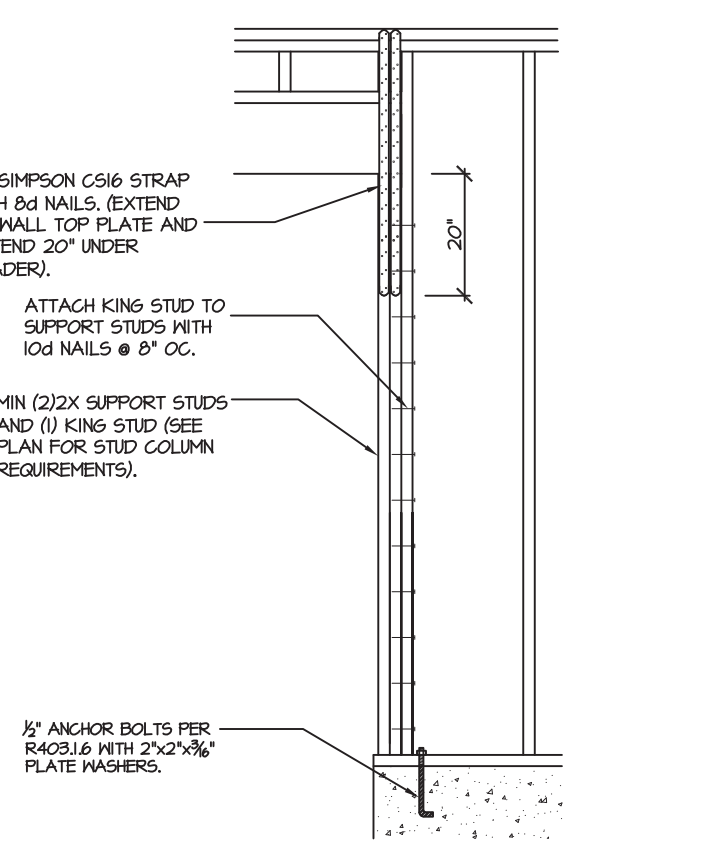
400 SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



400 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



403 SD BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL NOTE: SIMPSON DTT-12 IS ACCEPTABLE ALTERNATE NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.



406 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

PROJECT # Multiple

Engineers seal applies only to structural components on this document.  
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.  
Seal is valid for projects constituting approval one year from date of seal.  
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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License: C-4772  
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James Wentling,  
Architect

Standard Details  
and Notes  
Chesapeake Homes of NC

SD-1  
MONO

STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 19-1000

- \* Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- \* Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- \* Seal is valid for a project permitted within one year from date of seal.
- \* Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

PORTAL FRAME LEGEND

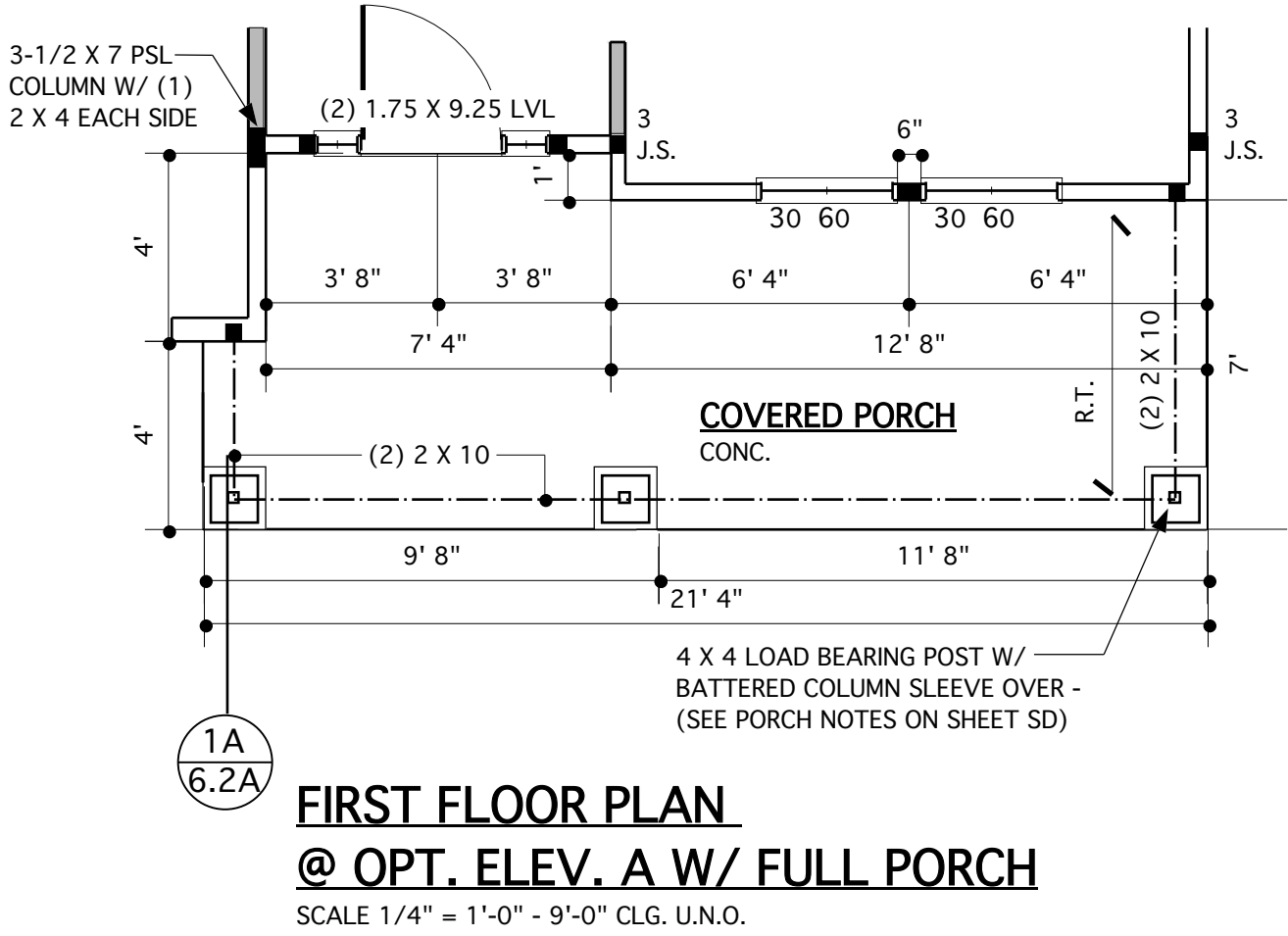
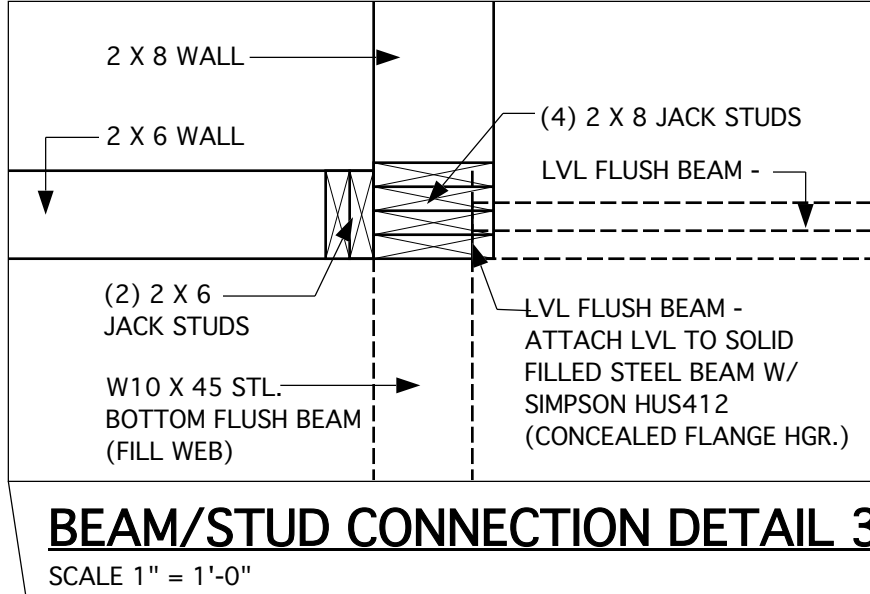
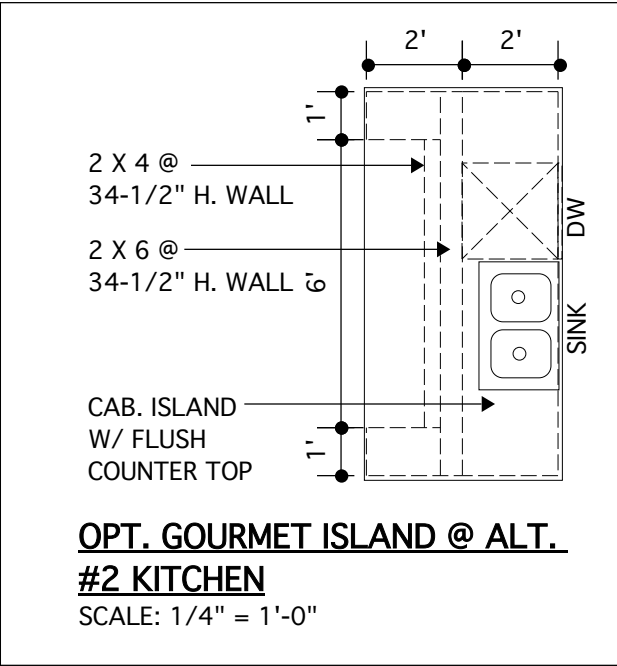
SEE SD SHEETS FOR PORTAL FRAME DETAILS  
APA-PF; APA PORTAL FRAME  
APA-PF-END; END CONDITION FOR APA PORTAL FRAME  
CS-PF; CONTINUOUS PORTAL FRAME CONSTRUCTION  
CS-PF-END; END CONDITION FOR CONTINUOUS PORTAL FRAME

REFER TO "SD" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS AND STRUCTURAL NOTES.

LEGEND

INTERIOR LOAD BEARING WALL

DENOTES 2 JACK STUDS  
UNLESS NOTED OTHERWISE



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LAND PLANNING  
GRAPHICS

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REVISIONS		
MARK	DATE	DESCRIPTION
DN	12-18-18	CONVERT HIGHGATE
CH	05-28-19	MINOR UPDATE
CH	12-10-19	MINOR UPDATE
AM	12-29-20	OPT. GOURMET ISLAND

PROJECT NO.	113-69
DATE	01-08-18
SCALE	AS NOTED
DRAWN BY	JK
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE	<b>MODEL 6260 - GARAGE LEFT</b>
CLIENT	<b>CHESAPEAKE HOMES OF NC</b> 3100 Smoketree Court, Suite 210 Raleigh, NC 27604 (919) 256-3060 (919) 556-0690 Fax

DRAWING TITLE	<b>FIRST FLOOR PLANS - OPTIONS</b>
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SHEET	<b>3.1</b>
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